

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, December 17, 1974, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips  
Aldermen Bowers, Gibson, Hardwick,  
Linnell, Marzari, Massey, Pendakur,  
Rankin and Volrich.

ABSENT: Alderman Harcourt

CLERK TO THE COUNCIL: D.H. Little.

PRAYER:

The proceedings in the Council Chamber were opened with prayer.

"IN CAMERA" MEETING.

Council was advised that there were matters to be considered "In Camera" later this day.

ADOPTION OF MINUTES.Minutes of Special Council Meeting, December 5, 1974.

Alderman Bowers pointed out that Mayor Phillips was shown as voting against the motion on deletion of the Immigration Building from the list of Heritage Buildings.

MOVED by Ald. Bowers

SECONDED by Ald. Hardwick

THAT the Mayor's name be struck from the list of those opposed to deletion of the Immigration Building from the list of Heritage Buildings, as recorded on page 4 of these minutes.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers

SECONDED by Ald. Hardwick

THAT the Minutes of the Special Council Meeting of December 5, 1974, as amended, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick

SECONDED by Ald. Linnell

THAT the Minutes of the Regular Council Meeting of December 10, 1974, with the exception of the 'In Camera' portion, be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,

SECONDED by Ald. Linnell,

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESSArea Planning Priorities and Staffing.

Council on December 10, 1974, deferred consideration of the above clause in the Manager's Report, (Finance Matters) dated December 6, 1974, pending a report reference from the Director of Planning.

MOVED by Ald. Hardwick

THAT consideration of this clause be deferred to the Special Meeting of Council on planning matters in January, 1975.

- CARRIED UNANIMOUSLY

Oakridge Traffic - Tisdall Street -  
45th Avenue.

Council, at its meeting on December 10, 1974, agreed to hear delegations with respect to the Official Traffic Commission's report and recommendation on Oakridge Traffic - Tisdall Street - 45th Avenue, (Clause 1, O.T.C. Report, dated December 4, 1974)

MOVED by Ald. Hardwick

THAT consideration of this matter and representations from delegations, be deferred to the first regular meeting of Council in 1975.

- CARRIED UNANIMOUSLY

REPORT REFERENCEXIII. Special Committee on the Orpheum Theatre.

Under date of December 13, 1974, the Special Committee on the Orpheum Theatre submitted the following report to Council:

" On December 9, 1974, the Special Committee met with the Clients' Committee and with its consultants to discuss the Clients' committee's recommendations on the program of restorations to be undertaken once the City takes possession of the Orpheum Theatre. (25 November, 1975)

The Clients' Committee had meetings throughout 1974 and produced a program with the following features:-

- 1) The cost estimates are realistic, being based on
  - complete inspections of all aspects of the building and its services
  - discussions with the City's Fire and Building Inspectors
  - expert consultants' advice on many facets
  - up-to-date construction costs with allowance for anticipated inflation between December, 1974 and 1976.

- 2) The resulting theatre will not present operating problems to the City management. (E.g. All doubtful plumbing to be replaced). Mr. Dobbin and Mr. Langley were members of the Committee to ensure this.

- 3) The restored hall will meet the basic needs of the Vancouver Symphony Orchestra which is to make it its home.

Prolonged negotiations resulted in the VSO getting its way on some aspects (E.g. A permanent orchestra shell, a removable extension to the stage, and a Rehearsal Room), while it had to reluctantly abandon other desires (such as office space or a classical concert organ).

- 4) The work will restore the quality of the original decor, and the alterations will harmonise with it. There is provision for complete cleaning, re-painting, re-upholstering, and providing new drapery. The Wurlitzer Organ will be retained, but the budget does not include any work on overhauling it.

Cont'd.....

REPORT REFERENCE (Cont'd)

Special Committee on the Orpheum Theatre (Cont'd)

- 5) The changes will restore the excellent acoustics of the original hall, and also improve sound insulation from Seymour Street.

A sound re-enforcement system will be provided of similar quality to the recently up-graded system in the Queen Elizabeth Theatre. (This is not a requirement for the Symphony, but is needed for use by speakers or small performing groups.)

- 6) The Audience will experience superb sound, sparkling decor, re-upholstered seats and air-conditioning. On the other hand they will still have to put up with very inadequate lobby space, - by present day standards.

(There may be an opportunity for alleviating this when the adjacent property is being redeveloped, since the City could specify some public space as desirable for maximum FSR on the property.)

The attached report from P.C. Brooks summarizes the total costs, and gives examples of some of the items included. A representative of the Architectural Consultants will be present in Council to give a brief REPORT REFERENCE on the program of changes recommended.

The total costs are estimated to be \$2.65 million in December, 1974, which will inflate to \$3.2 million by 1976.

(In 1973, the Community Arts Council had estimated the costs as \$2 million and this fact was communicated to Council on December 11, 1973 and again on February 18, 1974. Since that time, a host of detailed investigations has brought many changes to the program, but has not altered its overall size appreciably. The escalation from \$2 million in 1973 to \$2.65 million now is principally due to inflation of construction costs, with further inflation anticipated.)

The Special Committee on the Orpheum RECOMMENDS as follows:

- A) THAT City Council approve the program of restorations as presented to it, but ask the City Manager to examine the detailed cost estimates to determine if further economies might be possible.
- B) THAT City Council inform the Secretary of State of the accord reached with the Vancouver Symphony Orchestra, so that the Federal contribution towards the Orpheum Theatre can be transmitted to the City.
- C) THAT Council ask the Secretary of State for an increase in the proposed contribution towards the restorations from \$1 million to \$1.6 million to take account of inflation in construction costs.
- D) THAT Council ask the City Manager to make an application under the next Federal Winter Works program (1975-1976) for funding a portion of the work of restoration.
- E) THAT the balance required for the restorations, over and above the federal contributions and the public donations, be included in the Supplemental Capital Budgets for 1975 and 1976.
- F) THAT up to \$2,000 out of the total restoration budget be made available to re-imburse Polt Baranak for their preliminary design phase as acoustic consultants to the Clients' Committee.

Mr. Ron Nelson, of Thompson, Berwick, Pratt & Partners, reviewed the proposed renovations for Council's information.

MOVED by Ald. Bowers,

THAT the recommendations of the Special Committee contained in this report, be approved.

- CARRIED

(Ald. Rankin opposed)

Cont'd.....

REPORT REFERENCE (Cont'd)

Special Committee on the Orpheum Theatre (Cont'd)

MOVED by Ald. Pendakur

THAT the following be added as recommendation "G" -

"That the City request from the Provincial Government  
a grant of 1/3 Million Dollars towards the total cost  
of renovations to the Orpheum Theatre.

- CARRIED

(Ald. Rankin opposed)

UNFINISHED BUSINESS (Cont'd)

Council agreed to defer the following Unfinished Business  
items, pending the hearing of delegations later this day.

West Coast Salvage Building.

Subdivision of Lot "A", Block 10, Subdivision "A",  
D.L. 195, Plan 1224, 3390 Nanaimo Street.

Allegations of Rental Agencies By-law Infractions.

Point Grey Minor Hockey Association - Grant re  
Hockey Program.

Fish Peddler's License - Appeal.

Fraser River Street Ends.

Council at its meeting on December 10, 1974, deferred  
consideration of the following clause in the report of the Standing  
Committee on Waterfront and Environment, dated November 28, 1974.

1. Fraser River Street Ends

In a report presented to the Committee on November 14, 1974,  
the Chairman recommended that two street ends along the Fraser  
River i.e. Elliott and Shaughnessy, be developed for public  
access and family recreation. The Committee recommended that  
the Director of Planning be instructed to report to the next  
meeting on the immediate development of all ten street ends  
for public access.

Mr. R. Youngberg, Associate Director, Area Planning, using  
photographs and illustrations reviewed the presentation  
received by the Environment Committee approximately one  
year ago and outlined the pros and cons of the ten street ends.  
The report presented to the Environment Committee a year ago  
had been sent to the Park Board for comment on four street ends  
considered suitable for initial development i.e. Kerr, Elliott,  
Crompton and Shaughnessy.

The Committee now feels that seven street ends i.e. Crompton, Elliott,  
Shaughnessy, Gladstone, Kerr, Beatrice and Jellicoe, should  
be considered for immediate development with maximum development  
of Elliott and Shaughnessy street ends. Development under the  
Hudson Street Bridge should also be considered.

Cont'd....

UNFINISHED BUSINESS (Cont'd)

Fraser River Street Ends (Cont'd)

RECOMMENDED

- (a) THAT the Director of Planning and the City Engineer be instructed to proceed with terms of reference for a consultant to prepare working drawings for a design of the seven street ends to include any City lands in between; with maximum development of Shaughnessy and Elliott street ends and minimum development of the remaining five.
- (b) THAT an expenditure of up to \$15,000 be authorized to hire a consultant for the above study, funding to come from Capital Appropriation 550-9221, Development of the Fraser River for Public Access.
- (c) THAT the Director of Planning be instructed to negotiate with the Federal and Provincial Governments to determine the best utilization of the area under the Hudson Street Bridge for public access and family recreation.
- (d) THAT the Director of Planning in consultation with the City Engineer report back direct to Council on the cost of implementation of the study.

MOVED by Ald. Pendakur

THAT the recommendations of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. License Appeal - Mr. Patrick Britten.

MOVED by Ald. Rankin

THAT Council agree to hear an appeal from Mr. Patrick Britten against the decision of the Chief License Inspector not to issue a license for the "Nude Encounter", and arrangements be left with the City Clerk.

- CARRIED UNANIMOUSLY

2. Appointment of Civic Chaplain.

Under date of December 12, 1974, Mayor Phillips submitted a recommendation that The Reverend Father Brendan Boland of Our Lady of Perpetual Help Parish, be appointed as Civic Chaplain for the months of January, February and March, 1974.

MOVED by Ald. Hardwick,

THAT The Reverend Father Brendan Boland of Our Lady of Perpetual Help Parish, be appointed Civic Chaplain for the months of January, February and March, 1975.

- CARRIED UNANIMOUSLY

COMMUNICATIONS AND PETITIONS (Cont'd)

3. Meeting of Victoria Heritage Advisory Committee  
at Victoria on Thursday, January 9, 1975.

The following letter was submitted by Vancouver Heritage Advisory Committee, under date of December 12, 1974:

" The Vancouver Heritage Advisory Committee has been invited to a meeting of the Victoria Heritage Advisory Committee at 8:00 p.m. Thursday, January 9, 1975, at Victoria City Hall, (see attached letter).

Members of the Vancouver Committee wish to accept this invitation and attend the meeting in Victoria.

The Vancouver City Charter provides in Section '204 (k) that the Council may provide for the expenditure of money for the payment of out-of-pocket expenses incurred by any member of a board, commission or other administrative body in the performance of his duties.

The Chairman of the Vancouver Committee would like to have up to five members of the eleven member Committee travel to Victoria for this meeting, and they would spend the night in Victoria, and return on Friday, January 10, 1975.

Approximate costs for five persons are as follows:

1. B.C. Ferry - \$12.00 per person, per car x 5=	\$60.00
(Leaves Tsawassen at 5:00 p.m.)	
2. Hotel Accommodation, approx. \$25.00 x 5=	\$125.00
Incidental out-of-pocket expenses including two meals, \$8.00 per person x 5=	\$40.00
TOTAL -	\$225.00

The Vancouver Heritage Committee requests approval of this expenditure under Section 204(k) of the City Charter."

MOVED by Ald. Hardwick

THAT the request of the Vancouver Heritage Advisory Committee contained in the above letter, be approved.

- CARRIED UNANIMOUSLY

4. Kitsilano Community Resources Board.

XI(i). Kitsilano Neighbourhood House.

Council noted communications from the above two groups, dated December 13, 1974, and December 17, 1974, respectively.

MOVED by Ald. Volrich

THAT Council agree to hear delegations from the above two groups, arrangements to be left with the City Clerk.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

5. Community Music School of  
Greater Vancouver

Council, on October 8, 1974, when considering a grant request from the Community Music School, Vanier Park, contained in a report of the Standing Committee on Finance and Administration, dated September 26, 1974, passed the following motions:

- "A. THAT Council's intention of retaining Building 14, Vanier Park, be reaffirmed:
- C. THAT the project costs be checked out by an independent quantity surveyor, to be hired by the City, as soon as working drawings are available:
- D. THAT such approval be subject further to the Community Music School providing Council with a proposed program of activities and services which will benefit and serve the interests of the whole music community in Vancouver and, in particular, make available music lessons to children of low income families:
- E. THAT the Community Music School work with the Park Board and the Urban Design Panel so that a cooperative landscaping design, suitable to all, can be arrived at, and having arrived at an acceptable solution for landscaping, including parking and irrigation, report back to Council by December 31, 1974, with such design:
- F. THAT City Officials be instructed to issue a Development Permit on the basis of the design plot plans submitted and on the basis of a commitment for a cooperative planning of the landscape.

- CARRIED UNANIMOUSLY "

Council this day noted a letter from the Community Music School of Greater Vancouver, dated December 10, 1974, reporting on the present status with respect to the conditions required by Council.

MOVED by Ald. Bowers,

THAT Council accept the Status Report of the Community Music School of Greater Vancouver, and agree the conditions as set out above, have been met.

FURTHER THAT the communication be received.

- CARRIED UNANIMOUSLY

6. Vancouver Board of Trade -  
re: City Planning Commission.

7. Gay Alliance .

8. D.W.H.Yerxa, Barrister  
for Greater Vancouver Mental Health Services.

Consideration of the above three communications was deferred, pending the hearing of delegations later this day.

Regular Council, December 17, 1974. . . . . 8.

MANAGER'S, DEPARTMENT AND OTHER REPORTS

A. MANAGER'S GENERAL  
REPORT.  
December 13, 1974.

Works and Utility Matters,  
December 13, 1974.

Council considered this report, which contains five clauses, identified as follows:

- Cl.1. Watermain Installation - 1974 Capital Budgets.
- Cl.2. Reconstruction of Sewers in Poor Condition
- Cl.3. Revisions to Plumbing By-law No.4068 - Fees  
for Building Sewer Extensions.
- Cl.4. Water Street Beautification Program - Underground  
Wiring.
- Cl.5. Tender No. 30-74-5 - Two-way F.M. Hand-Held  
Solid State Portable Radios and Chargers.

The Council took action as follows:

Clauses 1 - 5.

MOVED by Ald. Pendakur

THAT the recommendations of the City Manager, contained in clauses 1,2,3,4 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

Social Service and Health Matters  
December 13, 1974.

Council considered this report, which contains two clauses, identified as follows:

- Cl.1. Mount Pleasant Citizens' Committee.
- Cl.2. Information Centres.

The Council took action as follows:

Mount Pleasant Citizens' Committee  
(Clause 1)

MOVED by Ald. Marzari

THAT the recommendations contained in this clause be approved, after adding the following as recommendation (c).

"That the City Manager give a progress report with respect to the consolidation of land on this site for family housing."

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY.

Information Centres (Clause 2)

MOVED by Ald. Bowers

THAT this clause in the report be received for information.

- CARRIED UNANIMOUSLY



MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Building and Planning Matters  
December 13, 1974.

Boundaries of 4 ac. Harbour Park Site  
(Clause 1)

MOVED by Ald.Volrich

THAT the recommendation of the City Manager, contained in this clause, be approved after amending recommendation (iii) to read as follows:

"Instruct the Mayor and the Supervisor of Property & Insurance to negotiate with the National Harbours Board for the acquisition of 1 ac.±(now leased) so as to secure clear title to the 4.35 acre site."

Underlining denotes  
amendment.

- CARRIED UNANIMOUSLY

Finance Matters  
December 13, 1974.

Council considered this report, which contains seven clauses, identified as follows:

- Cl.1. Fire Department - Manning Requirements.
- Cl.2. Court House Renovation.
- Cl.3. Reorganization of Drafting Branch -  
Engineering Department.
- Cl.4. Dog Pound Procedure.
- Cl.5. Various Financing Matters for Year-end Action.
- Cl.6. Britannia Community Services Centre -  
Advance Against 1975 Operating Budget.
- Cl.7. Social Planning Department - Artists Gallery.

The Council took action as follows:

Fire Department - Manning  
Requirements (Clause 1)

MOVED by Ald. Volrich

THAT this clause be referred to the Standing Committee on Finance and Administration for consideration and discussion with the Fire Department.

- CARRIED

(Ald. Bowers and Massey opposed)

Court House Renovation (Clause 2)

MOVED by Ald. Bowers,

THAT the recommendation of the City Manager contained in this clause be approved.

- CARRIED UNANIMOUSLY

Clauses 3 - 6.

MOVED by Ald. Gibson

THAT the recommendations of the City Manager, contained in clauses 3,4,5 & 6 of this report, be approved.

- CARRIED UNANIMOUSLY.

Cont'd..

Finance Matters  
December 13, 1974 (Cont'd)

Social Planning Department -  
Artists Gallery -(Clause 7)

MOVED by Ald. Bowers

THAT funds in the amount of \$11,130 be approved in advance of the 1975 budget, to cover costs of wages for the Artists Gallery Curator and her assistant,

AND FURTHER THAT these positions be funded through the City's L.I.P. Grant allocation.

- CARRIED UNANIMOUSLY

Personnel Matters,  
December 13, 1974.

Council considered this report, which contains two clauses, identified as follows:

- Cl.1. Downtown Team - Temporary Staff and Office Space -  
January - March, 1975.
- Cl.2. Leave of Absence without Pay: Mr. Gordon R. Anderson,  
Vancouver Firefighters' Union, Local 18.

The Council took action as follows:

Downtown Team - Temporary Staff and  
Office Space - January-March, 1975 (Clause 1)

MOVED by Ald. Hardwick

THAT the recommendation of the City Manager, contained in this clause be approved.

- CARRIED UNANIMOUSLY

Leave of Absence without Pay: Mr. Gordon  
R. Anderson, Vancouver Firefighters'  
Union, Local 18. (Clause 2)

MOVED by Ald. Marzari

THAT the recommendation of the City Manager, contained in this clause be approved.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Property Matters  
(December 13, 1974)

The Council considered this report which contains seven clauses identified as follows:

- Cl. 1: Sale of Approximately 10.2 Acre Site at Adanac and Cassiar Streets to the Provincial Government for Co-operative Housing
- Cl. 2: Rental Review - Widening Strip N/S of Point Grey Road East of Wallace Street Adjoining Parcel A, D.L. 448 & 538
- Cl. 3: Lots 13 & 14 Block A2, D.L. 2037 - S/E Corner Main Street and Terminal Avenue
- Cl. 4: Rental Review - Cafeteria Lease - City of Vancouver to CNIB
- Cl. 5: Rental Review - 107 East 1st Avenue
- Cl. 6: Arbutus-Burrard Connector: 2131 Burrard Street and 1830 West 5th Avenue - Take-over of Management Function and Assignment of Leases
- Cl. 7: Lease Renewal - 1220 Raymur Avenue

The Council took action as follows:

Sale of Approximately 10.2 Acre Site at Adanac and Cassiar Streets to the Provincial Government for Co-operative Housing (Clause 1)  
Government for Co-operative Housing (Clause 1)

MOVED by Ald. Marzari

THAT the recommendation of the City Manager contained in this clause be approved.

- CARRIED UNANIMOUSLY

Rental Review - Widening Strip N/S of Point Grey Road East of Wallace Street Adjoining Parcel A, D.L. 448 and 538 (Clause 2)  
Parcel A, D.L. 448 and 538 (Clause 2)

MOVED by Ald. Pendakur

THAT the recommendation of the City Manager contained in this clause be approved.

- CARRIED UNANIMOUSLY

Lots 13 and 14, Block A2, D.L. 2037 S.E. Corner Main Street & Terminal Avenue (Clause 3)  
Avenue (Clause 3)

MOVED by Ald. Marzari

THAT the City extend its present lease on this property with Gulf Oil Canada Ltd., at current rates on a month-to-month basis until such time as a report is received from the Director of Planning, following a thorough review of the operation of Self-Service Gas Stations.

- CARRIED

(Ald. Bowers, Massey, Pendakur and the Mayor opposed)

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Property Matters  
December 13, 1974 (Cont'd)

Clauses 4 - 7.

MOVED by Ald. Bowers,

THAT the recommendations of the City Manager contained in clauses 4,5,6 and 7 of this report be approved.

- CARRIED UNANIMOUSLY.

B. DEPARTMENT GENERAL REPORT  
DECEMBER 13, 1974

Works & Utility Matters  
(December 13, 1974)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: The Role and Function of 37th Avenue - Cambie to Camosun
- Cl. 2: Removal of Garbage from Strata Titles Condominiums
- Cl. 3: Redevelopment of East 37th Avenue - Fraser to Inverness Streets to Provide 27 Ft. Roadway on 50 Ft. Allowance

The Council took action as follows:

The Role and Function of 37th Avenue -  
Cambie to Camosun. (Clause 1)

Council deferred consideration of this clause, pending the hearing of a delegation later this day.

Removal of Garbage from Strata Titles Condominiums  
(Clause 2)

MOVED by Ald. Hardwick

THAT the recommendation of the City Engineer, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Redevelopment of East 37th Avenue -  
Fraser to Inverness Streets to Provide  
27 ft. Roadway on 50 ft. Allowance.  
(Clause 3)

MOVED by Ald. Rankin

THAT the following recommendations of the City Engineer, contained in this clause be approved:

Cont'd...

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Redevelopment of East 37th Avenue -  
Fraser to Inverness Streets to Provide  
27 ft. Roadway on 50 ft. Allowance.  
(Clause 3) (Cont'd)

- (a) Price of \$100.00 in each case, plus a proportionate part of the current year's taxes;
- (b) Administrative fee in each case of \$175.00 to cover survey, preparation of consolidation plans and registration fees;
- (c) Consolidation of the 16-foot strip in each case with the abutting property to form one parcel;
- (d) The City to prepare in each case subdivision plan, the deed of land for the 16-foot strip, the statutory declaration regarding citizenship; all other documents required by the Land Registry office to complete registration to be provided by the purchaser in registrable form.
- (e) The owner of Lot 17, Block 4 and of Lot 17, Block 10 to dedicate in each case the East 2 feet of their property for lane widening purposes.

FURTHER THAT the balance of the City lots in this area be dedicated for street purposes and the balance of the market value of each lot, based on 1971 value of \$11,000 each, be charged to the Engineer's account for the total sum of \$54,500, and that this amount be provided from Supplementary Capital.

- CARRIED UNANIMOUSLY

Building and Planning Matters  
December 13, 1974.

Council noted a report dated December 13, 1974, from the City Building Inspector on the application of the Greater Vancouver Mental Health Services to renovate and use the existing wood-frame house at 1230 Comox Street as a clinic for occupational therapy.

As agreed earlier this day, Council heard a representation from Mr. D.W.H.Yerxa, Barrister, representing the Greater Vancouver Mental Health Services. Mr. Yerxa requested Council approve relaxation of the building requirements with respect to fire safety. Dr. Kyle, Executive Director, Greater Vancouver Mental Health Services, and Mr. M. Hicks, Architect, also addressed Council on this matter.

Council noted that one of the By-laws before it this day is to establish an Appeal Board to deal with questions of interpretation of the Building By-law and matters concerning new methods or materials. It was suggested to the delegation that this Appeal Board would be the appropriate vehicle to whom representations should be made regarding relaxation of the By-law requirements.

MOVED by Ald. Pendakur

THAT the application from Milton Hicks, Architect to use the existing wood-frame house at 1230 Comox Street, to operate a clinic for occupational therapy, be approved, subject to the applicant obtaining a development permit.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari

THAT Council relax the building requirements with respect to fire safety, in this particular instance.

- LOST

(Ald.Bowers, Gibson, Hardwick, Linnell, Massey,  
Pendakur, Rankin, Volrich and the Mayor opposed)

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Fire and Traffic Matters,  
December 13, 1974.

Cassiar Street, Traffic Problems  
(Clause 1)

MOVED by Ald. Pendakur

THAT the recommendation of the City Engineer, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Finance Matters,  
December 13, 1974.

Christ Church Cathedral  
(Clause 1)

MOVED by Ald. Bowers,

THAT recommendations (A) and (B) of the Director of Legal Services and the Director of Planning, contained in this report, be approved.

FURTHER THAT execution of the agreement referred to in recommendation (A) be contingent on the Cathedral producing an agreement, to the satisfaction of the Director of Legal Services which will ensure the preservation and maintenance of the Cathedral building.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich

THAT the motion of Alderman Bowers, be amended by changing recommendation (B) to read as follows:

"(B) That Christ Church Cathedral be designated as a  
Heritage Building"

- CARRIED

(Alderman Bowers and the Mayor opposed)

The amendment having carried, the motion of Alderman Bowers, as amended and reading as follows, was put and CARRIED UNANIMOUSLY.

"THAT

(A) an agreement embodying the proposals aforesaid in a form satisfactory to the Director of Legal Services be entered into between the City, Grander Developments Limited, and Christ Church Cathedral, the same to be executed by the Mayor and the City Clerk:

(B) Christ Church Cathedral be designated as a  
Heritage Building:

FURTHER THAT execution of the agreement referred to in recommendation (A) above be contingent on the Cathedral producing an agreement, to the satisfaction of the Director of Legal Services, which will ensure the preservation and maintenance of the Cathedral building."

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

C. Effect on Police Manpower - Provincial Assumption of Certain Functions.

The following report was submitted by the City Manager, dated December 13, 1974.

"The Chief of Police and the Director of Finance have prepared a report on the effects on Police Manpower and the Police Department 1974 Budget due to the assumption of certain functions by the Provincial Government. Specifically the report will cover the following:

- A - Advise City Council of Police functions, including staff, being assumed by the Provincial Government.
- B - To obtain City Council's approval to vary the Police Department authorized strength as a result of 'A' above.
- C - To obtain City Council's approval of a temporary 'overstrength' position for periods of time related to 'A' above.
- D - To advise City Council of the effect on the 1974 Police Budget as a result of 'A'.
- E - To advise City Council of funds received by the Police Department from the Provincial Government which have been designated by the Province for improvement of Police Services.

On July 23, 1974 City Council received a preliminary report from the Mayor and Alderman Bowers on this subject. The following resolution was passed at that time:

'That there be no reduction in the total complement of the Police Department on the changes made as a result of the Provincial Government takeover of the Courts and Police Training activities.'

In general, the Provincial Government has stated that the purpose of the Province in assuming 'non-police' functions is to release the manpower resources for use in the policing area. It has been agreed that 60% of the released manpower would be assigned to the newly-formed C.L.E.U. operation (organized crime task force) and 40% to community relations projects and other patrol functions. A detailed Vancouver Police Department 'position paper' is being prepared and will be placed on file in the City Clerk's office.

A. Functions Being and Anticipated to be Assumed by the Provincial Government

The following functions have been, or are anticipated to be, assumed by the Provincial Government. Since some of the positions being assumed are at a lower classification than required for police work there is an overall reduction in strength in order to stay within the Budget.

Function	Date of Assumption	Number of Employees	
		Present	Equivalent
Known to Date:			
1. Civilian Court Officers	Apr. 1/74	10	8
2. Court Liaison Core Group	"	9	9
3. Court Liaison - Constables Etc.	"	12	11
4. Coroner's Corporal	"	1	1
5. Police Escorts (out of town)	Dec. 9/74	2	2
6. Security New Court House	N/K	9	8
7. Training Academy (9 staff - 4 to remain as City function)	Mar. 1/75	5	5
8. Driver Training	"	3	3
		<u>51</u>	<u>47</u>
Not Confirmed - Estimated			
9. Jail Operation	(Apr. 1/75)	59	50
10. Detective Court Liaison	(Apr. 1/75)	1	1
		<u>111</u>	<u>98</u>

NOTE: In some cases the above are being staffed by the Province and in other cases the City is being paid by the Province pending available Provincial staff. See Budget Section 'D'.

The following staff have been seconded to the Attorney General's Department to assist in their overall development of new activities in the Justice area:

- 1. 2 Inspectors - minimum 2 years (April 16, 1974-76)
- 2. 1 Constable - 6 months (Sept. 1974 to Feb. 1975) 50%

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)Effect on Police Manpower - Provincial  
Assumption of Certain Functions (Cont'd)B. Variation of Authorized Strength and Rank of the Police Department

As a result of the release of non-police functions the Vancouver Police Board requires a variation of the established rank and reduction of strength. The following schedule shows the present authorized strength, the designation to C.L.E.U. and patrol and the proposed police strength and established rank distribution.

<u>Title</u>	<u>Present Authorized Strength</u>	<u>No. Assumed by Prov. Gov't.</u>	<u>Equivalent Transfer to:</u>		<u>New Authorized Strength</u>
			<u>C.L.E.U. 60%</u>	<u>Patrol 40%</u>	
Chief Constable	1				1
Deputy Chief Constable	3				3
Superintendents	3				3
Staff Inspectors	3				3
Inspectors	23				23
Staff Sergeants	24	2	1		23
Sergeants	49	1	3		51
Detectives	106		15		121
Corporals	49	8			41
Police Nurses	9				9
Constables	570	30	9	19	568
Custodial Guards	7	—			7
	847				853
Civilians	160				160
Court Officers	10	10			0
			28	19	
TOTAL	1017	51	47		1013

NOTE: (1) See Appendix I for details of strength and rank changes.

(2) In addition, it is anticipated that 60 more positions will be assumed by the Province making a total of 111 (vs. 114 in preliminary report). This will produce approximately 51 more police positions for C.L.E.U. (29) and Patrol (22).

C. To Obtain Council's Approval of 'Temporary Overstrength' Position

The experience of the Vancouver Police force is that under normal circumstances there are approximately 45 members leaving the force each year (33 resigning etc. and 12 retirements). This leaves the force understrength for varying periods of time. In addition, during the period of transition of functions to the Provincial Government the Province is paying for City Police providing the services on the understanding that the City would recruit staff immediately and place them in C.L.E.U. and into community policing and patrol. As previously stated this is the whole intent of the Provincial program to have trained police carrying out police functions. This, in fact, has been in effect since June 1974 and although the strength of the Department has been exceeded and in fact stands at 14 'overstrength' at this time, the funds received from the Provincial Government have adequately provided for this situation. See Section D - Effect on City Police 1974 Budget.

Some of the situations that can cause a 'temporary' overstrength position are as follows:

## 1. Province paying salaries for -

- Police employees providing service for functions taken over by the Province until the sheriffs are available to replace them.
- Employees seconded to Provincial Government - to assist in developing new Provincial organization, etc.
- Employees on leave for extended periods of time to attend courses, etc.

## 2. Present policy of recruiting after strength has been reduced through retirements, resignations, etc.

- to be dealt with by a report to Council from the Vancouver Police Board at a later date.

Cont'd....



MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)Effect on Police Manpower - Provincial  
Assumption of Certain Functions (Cont'd)

In order to formalize the current situation and to provide some workable guidelines the current report will recommend:

- (i) That the Vancouver Police Board be authorized to have a 'temporary overstrength list' for members of the force whose salaries are being paid for by some other source either due to a function being taken over or staff being seconded, for a reasonable length of time, to allow their replacement and avoid depletion of the effective police service. It being understood that:
  - (a) when returned to duty the strength of the force will be reduced accordingly by natural attrition, and
  - (b) where applicable, promotions will be deferred until the proper rank structure is re-established.
- (ii) That to recognize the probable continuation of a 'temporary overstrength' that additional personnel equipment is required at an approximate cost of \$12,500.

D. Effect on the 1974 Police Department Budget

The City has been billing the Province for various items including the provision of staff for functions assumed by the Province, secondment of staff for liaison, use of City vehicles for personnel transport and other miscellaneous items.

1. Invoices for staff where City recruited replacements causing an overstrength position.

(a) Court Liaison Officers	\$206,527
(b) 2 Inspectors	32,201
(c) Coroner's Corporal	12,519

Funds to be received to Dec. 31, 1974 \$251,247

Less: Cost of 'overstrength position'  
- based on actual count of Police Dept.  
payrolls to date and estimated to  
Dec. 31, 1974. \$119,126

Excess - due to the delay factor in recruitment. \$132,121

2. Invoices for use of vehicle rentals (prisoner transfers) 11,462

3. Miscellaneous billings 1,634  
\$145,217

Less: Estimated cost of escort duties by City Police pending availability of sheriffs for this function. 20,000

\*Excess of funds received. \$125,217

\*The above has been taken into consideration for adjustments to the 1974 Police Budget for salary increases in excess of funds authorized, etc.

In addition to the above, the Province has provided funds towards the training function which will amount to \$88,929 by December 31, 1974. This is dealt with in Section 'E'.

E. Provincial Funds Designated for Increasing Police Services

The B.C. Police Commission was established in July of this year and included in its responsibilities is the establishing and maintaining of standards for policing throughout the Province.

One of the first concerns is to provide a Provincial Training Academy for police recruit and related training. As the Vancouver Police Training Academy is the only well established police school in the Province, the Commission has decided to subsidize its operations until they can set up their own facilities. In addition, to the assumption of certain staff members by the Province the City will be reimbursed for City police during training plus six months of a recruit's salary for each member assigned to C.L.E.U. The billings to December 31st will be as follows:

C.L.E.U. assignments	\$42,449
City Police during training	<u>46,480</u>
	88,929
Less miscellaneous expenses	<u>2,429</u>
Excess funds to be set aside for specific police expenditures	<u>\$86,500</u>

Cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Effect on Police Manpower - Provincial  
Assumption of Certain Functions (Cont'd)

It should be pointed out that the B.C. Police Commission officials have stressed that any additional revenue being made available to the force through this program must be used to improve the level of police service in the City.

It is estimated that by March of 1975 there will be approximately \$200,000 of funds received under this program. The Vancouver Police Department is presently preparing a proposal for the use of these funds. This will be reported to Council at a later date.

The current report was presented to the Vancouver Police Board on December 12, 1974 and the following recommendations have been endorsed by the Vancouver Police Board and are recommended for approval by City Council.

Recommendations

1. That the authorized strength of the Vancouver Police Department be varied as detailed in this report. The present 'sworn' strength to be increased to 853 and the 'civilian' strength to be reduced to 160, a net reduction of 4 staff. The authorized rank structure to be varied as shown in Section 'B' of this report.
2. That the Vancouver Police Board be authorized to have a 'temporary overstrength list' for members of the force whose salaries are being paid for by some other source either due to a function being taken over or staff being seconded, for a reasonable length of time to allow their replacement and avoid depletion of the effective police service, it being understood that:
  - (a) when staff return to duty the strength of the force will be reduced accordingly by natural attrition, and
  - (b) where applicable, promotions will be deferred until the proper rank structure is re-established.
3. That funds in the amount of \$12,500 be provided from Contingency Reserve for additional personnel equipment required for the overstrength situation.
4. That the funds received from the Province amounting to \$86,500 in 1974 for the training program be designated for increasing police service, subject to submission to City Council of a report on its intended use by the Vancouver Police Board."

The City Manager RECOMMENDS that the foregoing recommendations be approved.

MOVED by Ald. Bowers

THAT the recommendations of the City Manager, contained in this report, be approved.

- CARRIED UNANIMOUSLY

D. Illegal Suites - Hardship Cases.

The Committee of Officials to study Illegal Suites - Hardship Cases, submitted the following report, under date of December 13, 1974:

- (a) The following applications recommended for approval by the Sub-Committee be approved:

Maria Masi (tenant), 3022 East 1st Avenue  
 Victoria Hrenyk (tenant), 335 West 14th Avenue  
 Alice Bowers (tenant), 1006 Victoria Drive  
 Mrs. Prudence H. Morrow (tenant), 6194 Chester Street  
 Mrs. Swarn K. Mattu (owner), 1325 East 64th Avenue  
 Saitoku Watanabe (tenant), 1323 West 71st Avenue

Cont'd.....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Illegal Suites -  
Hardship Cases (Cont'd)

- (b) the following applications be approved for one year from the date of this Resolution:

Darlene Kelsall (tenant), 2679 East 22nd Avenue  
Esuf Ismail (tenant), 5020 Chatham Street  
Ahmed Ahmed (tenant), 5020 Chatham Street  
Eric Csapo (tenant), 2889 Highbury Street  
William A. McLeod (tenant), 2465 East 23rd Avenue  
Elmer Black (tenant), 1619 East Broadway  
Peter Cragg (tenant), 1736 Stephens Street  
Judy Neyedli (owner), 2322 East 33rd Avenue  
Richard B. Dimarco (tenant), 2406 Stephens Street

- (c) the following applications be approved for six months from the date of this Resolution:

Lucie Laurin (tenant), 3707 West 2nd Avenue  
Paul Thorne (tenant), 3020 East 45th Avenue  
Lasylo & Cathy Balogh (tenants), 942 East 37th Avenue  
Michael Jolliffe (tenant), 3885 Laurel Street

- (d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

- (e) the following application be not approved:

Jatinder Gupta (owner), 3408 East 29th Avenue

MOVED by Ald. Bowers,

THAT the recommendations of the Committee, contained in this report, be approved.

- CARRIED UNANIMOUSLY

E. Strata Title Application - Conversion 1386 Nicola Street.

Council had for consideration a report from the Director of Planning on the application of Mr. D.T.Devlin, Fernlee Contracting Ltd., for a Strata-Title conversion of the existing apartment building at 1386 Nicola Street. The report read as follows:

"In accordance with the provisions of Section 5(1) of the Strata Titles Act (1974) an application has been received from Fernlee Contracting Ltd. to convert from rental to Strata Title, a 5 storey with basement, structure containing twenty-two (22) dwelling units, between 1340 and 1830 square feet in area.

N.B.: See Appendix 'A' for Section 5(1) of the Strata Titles Act (1974)

On February 26, 1974, City Council approved a Housing Committee recommendation which reads as follows:

"That City Council extend the present moratorium on conversions for a period of one year beyond the present expiry date of June 26, 1974 with the one exception that where at least 90% of the tenants in a rental accommodation request a conversion, it be considered".

The subject application includes the following:

1. A prospectus
2. A declaration by a qualified consultant - C.A. Boom, P. Eng., with respect to the quality of the building and its conformity with relevant City by-laws.
3. A declaration by a qualified consultant, A.I.J. Reinders, P. Eng., with respect to the quality of the electrical installation and conformity with present City Standards.

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Strata Title Application -  
Conversion 1386 Nicola Street.(Cont'd)

4. a. A declaration from the applicant with respect to the required notification of tenants regarding the intention to convert the premises to Strata Title.
- b. Copy of notice to convert, posted in the building on October 17, 1974.
- c. Copies of declaration from 20 of the 22 tenants indicating that they endorse the proposal by D.T. Devlin to - "purchase the Kensington Place apartments at 1386 Nicola Street and to make equity in same available to the tenants there" - 18 of which indicate a wish to purchase equity in the building (this number includes promoter who occupies suite #50 and wishes to purchase this suite). One tenant wishes to continue on a rental basis; one tenant indicates a wish to either rent or purchase. The applicants declaration indicates that - "neither tenant who has signified his desire to remain as a tenant will be denied the privilege to do so" - and further - "that the percentage of occupancy on the date of 'Notice' was 95.45% and that the single suite vacant then was vacant by reasons of death."
5. Copy of proposed management contract.
6. A certified cheque payable to the City of Vancouver in the amount of Eleven Hundred (\$1100.00) dollars, to cover any relocation services required by tenants, over and above the maximum of \$300.00 moving expenses now provided under the Landlord and Tenant Act.

The City Building Inspector advises as follows, "This 5 storey building was erected as an apartment building in 1912. It is non conforming with respect to the National Building Code in a number of significant ways. For example:

- Whereas the National Building Code requires a building of this height to be of non combustible construction, it is in fact mostly of timber construction but the first floor is of reinforced concrete construction.
- The exit system is not in compliance with the National Building Code. This is, however, a non conforming use and the building may continue with this occupancy without the necessity of being made to comply with the Code.

I am in receipt of a report by C.A. Boom Engineering Ltd. who include references to these facts and other characteristics of the building. I am advised by Mr. Boom and by Mr. Devlin on behalf of the owners that they intend to make improvements to the building to bring it in closer line with the City by-laws and to make it compare favourably with the Canadian Code for Residential Construction.

Assuming that they carry out this program, I would have no objection to the building being used as a Strata Title development."

The submitted prospectus has been prepared in the long form prescribed under Section 51 (6) of the Real Estate Amendment Act, 1974 and the applicant, in a letter dated December 12th, 1974, has stated that the said prospectus has been prepared for filing with the appropriate Provincial authorities in Victoria.

Uncertainty exists regarding the effect of the legislation and regulations governing procedures for processing Strata Title applications, and as far as we are aware, a prospectus should be filed with the Superintendent of Insurance and therefore, City Officials do not intend to comment on the contents of the prospectus which has been filed with the City, however, it is on file with the City Clerk for the inspection of any members of Council.

Mr. Devlin the applicant intends to be present in the Council Chamber, to answer any questions Council may have. "

Mr.Devlin, applicant, addressed the Council on this matter and advised that over 90% of the tenants have requested the conversion. He also indicated that approval of the application would result in preservation of this building.

MOVED by Ald. Gibson

THAT the application of Mr.D.T. Devlin for a Strata Title Conversion of 1386 Nicola Street be approved, subject to the tenants in the building being given an opportunity to purchase the suites.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

I. Report of Official Traffic Commission, December 4, 1974

The Council considered this report of the Commission which contains four clauses identified as follows:

- Cl. 1: Tisdall Street/45th Avenue - Oakridge Traffic
- Cl. 2: Pedestrian Signal Request on McGill Street
- Cl. 3: 45th and Rupert - Stop Signs
- Cl. 4: Cypress Street and 49th Avenue - School Safety Patrol

The Council took action as follows:

Tisdall Street/45th Avenue - Oakridge Traffic (Clause 1)

For Council's action on this clause, see page 2.

Pedestrian Signal Request on McGill Street (Clause 2)

MOVED by Ald. Marzari,  
THAT the recommendation of the Committee, contained in this clause be approved.  
- CARRIED UNANIMOUSLY

45th and Rupert - Stop Signs (Clause 3)

Council agreed to hear a representation on behalf of the Parents' Council, Dr. George M. Weir Elementary School, on this matter.

The delegation addressed Council and filed a brief urging Council approval of the retention of the 4-way stop sign arrangement at both Rupert and 45th Avenue and Clarendon and 45th Avenue.

MOVED by Ald. Marzari,  
THAT the 4-way stop sign arrangement at Rupert and 45th Avenue and Clarendon and 45th Avenue be retained.  
- CARRIED UNANIMOUSLY

Cypress Street and 49th Avenue - School Safety Patrol (Clause 4)

MOVED by Ald. Marzari,  
THAT this clause in the Committee's report be received for information.  
- CARRIED UNANIMOUSLY

- - - - -

The Council recessed at approximately 3:55 p.m. and, after an 'In Camera' meeting in the Mayor's Office, reconvened in open Council at 4:50 p.m. in the Council Chamber with the same members present.

- - - - -

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

II. Report of Standing Committee  
on Community Development  
December 4, 1974

Fairview Slopes Redevelopment  
and Conservation (Clause 1)

MOVED by Ald. Volrich,

THAT this clause of the Committee's report be received for  
information.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee  
on Finance and Administration  
December 5, 1974

Policy - Operation of Archives and  
Records Division of City Clerk's  
Department (Clause 1)

MOVED by Ald. Hardwick,

THAT the recommendations of the Committee contained in this  
clause be approved.

- CARRIED UNANIMOUSLY

IV. Joint Report of Standing Committees  
on Civic and Community Development,  
December 5, 1974.

West End Planning Programme  
(Clause 1)

MOVED by Ald. Hardwick,

THAT the recommendations of the Committees contained in this  
clause be approved.

- CARRIED UNANIMOUSLY

V. Joint Report of Standing Committees  
on Civic Development and Finance  
and Administration, December 9, 1974.

Procedures to Implement Development  
Control in the Downtown Area Zoning  
Districts C-5, CM-1 and CM-2 (Clause 1)

MOVED by Ald. Bowers,

THAT the recommendations of the Committee contained in this  
report be approved, after amending recommendation B(i) to read as  
follows:

- (i) Ways to differentiate between the processing of major  
and minor developments;

- CARRIED UNANIMOUSLY

(underlining indicates amendment)

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)VI. Report of Standing Committee  
on Housing, December 10, 1974

The Council considered this report which contains eleven clauses identified as follows:

- Cl. 1: Strata Title Applications
- Cl. 2: Hotel Usage of Apartments in the West End
- Cl. 3: Downtown Eastside Relocation
- Cl. 4: PENTA Co-operative Housing "22nd Avenue and Camosun Street"
- Cl. 5: Senior Citizens Housing Proposal
- Cl. 6: U.N. Demonstration Proposal
- Cl. 7: Fireproof Mattresses
- Cl. 8: Self-help University Housing
- Cl. 9: Adora Court Rooms - 466-468½ Union Street and Boulder Rooms 1-9 West Cordova Street
- Cl. 10: Fire By-law Appeals
- Cl. 11: Rezoning of 1280 Nicola Street

The Council took action as follows:

Strata Title Applications  
(Clause 1)

MOVED by Ald. Volrich,

THAT recommendation (a) be approved and recommendation (b) be deferred pending a report from the City Engineer on free garbage removal for condominiums. - CARRIED UNANIMOUSLY

Hotel Usage of Apartments in  
the West End (Clause 2)

Alderman Volrich referred to a memorandum from the Director of Planning dated December 16, 1974 on apartments and hotels in RM districts. The memo stated in part:

The purpose of this memo is to note that although suites in the Stanley Park Manor (1915 Haro Street) were evidently being rented on a daily basis during the summer months, a more recent anonymous check by a West End Area Planner (November 29, 1974, after the tourist season ended), indicated that suites were now only available on a monthly basis.

This information is brought to your attention with the suggestion that Council may wish to defer such action with respect to the Stanley Park Manor until such time as further information is obtained which provides evidence that dwelling units in this building are again being rented on a daily or weekly basis.

MOVED by Ald. Volrich

THAT no further action be taken with respect to the Stanley Park Manor, at this time;

AND THAT Council request the owners of the Shato Inn, 1825 Comox Street, to appear before Council to show cause why their business license should not be suspended.

- - CARRIED

Ald. Linnell and Rankin opposed)

MOVED by Ald. Volrich

THAT recommendation (b) of the Committee contained in this clause, be approved.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Report of Standing Committee on  
Housing, December 10, 1974 (cont'd)

Downtown Eastside  
Relocation (Clause 3)

MOVED by Ald. Volrich,

THAT the recommendations of the Committee contained in this clause be approved.

- LOST NOT HAVING  
RECEIVED THE  
REQUIRED MAJORITY

(Aldermen Linnell, Marzari and Rankin opposed)

PENTA Co-operative Housing  
"22nd Avenue and Camosun Street"  
(Clause 4)

Council, having considered the recommendations of the Committee, contained in this clause, took the following action:

MOVED by Ald. Volrich,

- "(a) THAT the report of the Housing Planner outlining comments from the Planning and Engineering Departments on the housing site on Camosun Street between 19th and 20th Avenues, dated December 10, 1974, be received.
- (b) THAT the PENTA Co-operative submit site plans to the Director of Planning for consideration at the proposed density of 20 units per acre.
- (c) THAT this matter, along with the site plans, be referred to the Supervisor of Property and Insurance and the Director of Planning, for report back on conditions of acquisition and any other relevant matters.

- CARRIED UNANIMOUSLY

Senior Citizens Housing  
Proposal (Clause 5)

MOVED by Ald. Volrich,

THAT this clause of the Committee's report be received for information.

- CARRIED UNANIMOUSLY

U.N. Demonstration  
Proposal (Clause 6)

MOVED by Ald. Volrich,

THAT the resolution of the Committee contained in this clause be approved, after amendment to read as follows:

"THAT the above noted proposal be received and referred to the Special Committee re U.N. Demonstration Projects for consideration."

- CARRIED UNANIMOUSLY

(underlining indicates amendment)



MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Report of Standing Committee on  
Housing, December 10, 1974 (cont'd)

Clauses 7, 8, 9, 10, and 11

MOVED by Ald. Volrich,  
THAT clauses, 7, 8, 9, 10 and 11 of the Committee's report  
be received for information.

- CARRIED UNANIMOUSLY

VII. Report of Standing Committee  
on Social Services,  
December 10, 1974

The Council considered this report which contains two  
clauses identified as follows:

- Cl. 1: Pofi Bar, 1716 Charles Street - Complaints  
of Neighbours
- Cl. 2: Society for Education, Action, Research and  
Counselling on Homosexuality (S.E.A.R.C.H.)

The Council took action as follows:

Pofi Bar, 1716 Charles Street -  
Complaints of Neighbours (Clause 1)

Council noted a letter from Mr. R. W. Perrick, Forbes, Nielsen  
and Perrick, solicitor for Mr. Bresciani, owner of the Pofi Bar,  
requesting that consideration of this matter be deferred to a  
later meeting of Council.

MOVED by Ald. Rankin,  
THAT consideration of this matter be deferred and arrange-  
ments left with the City Clerk and that the communication be  
received.

- CARRIED UNANIMOUSLY

For Council's action on Clause 2, see page 32.

VIII. Report of Vehicles for  
Hire Board,  
December 11, 1974

Survey Report of the Vancouver Taxi  
Industry - Phase II - Licensing  
(Clause 1)

MOVED by Ald. Rankin,  
THAT the recommendation of the Board, contained in this  
clause be approved.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

IX. Report of Special Committee re  
Vancouver City Planning Commission,  
December 12, 1974.

For Council action on this report see page 32.

X. Report of Standing Committee  
on Finance & Administration,  
December 12, 1974

The Council considered this report which contains two  
clauses identified as follows:

- Cl. 1: Local Initiatives Program, 1974/75
- Cl. 2: Templeton High School Indoor Pool Project

The Council took action as follows:

Local Initiatives Program 1974/75  
(Clause 1)

MOVED by Ald. Bowers

THAT the resolution of the Committee, contained in this clause  
be received and the recommendation of the Committee be approved.

- CARRIED UNANIMOUSLY

Templeton High School Indoor  
Pool Project. (Clause 2)

MOVED by Ald. Bowers

THAT the recommendation of the Committee, contained in  
this clause, be approved.

- CARRIED UNANIMOUSLY

XI. Report of Standing Committee  
on Community Development,  
December 12, 1974

The Council considered this report which contains six  
clauses identified as follows:

- Cl. 1: Street Vending Permit - Mr. Paul Calder
- Cl. 2: Neighbourhood Pub Application - 961 Denman.
- Cl. 3: Proposed Nelson Park Community Facility and  
Proposed Nelson Park Expansion
- Cl. 4: Neighbourhood Improvement Program - 1975
- Cl. 5: Kitsilano Area Planning Program - Progress  
Report #2
- Cl. 6: Street Vending Permit - Mr. Danny Dahan

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Volrich

THAT clause 1 of this report be received for information  
and the recommendation of the Committee, contained in Clause 2  
be approved.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Report of Standing Committee on Community  
Development, December 12, 1974. (Cont'd)

Proposed Nelson Park Community Facility  
and Proposed Nelson Park Expansion (Clause 3)

MOVED by Ald. Volrich

THAT the recommendation of the Committee, contained in this clause be approved after adding the following:

"FURTHER THAT the appropriate Standing Committee of Council discuss with the Park Board, alternatives to the proposed development of Block 23."

- CARRIED

(Aldermen Gibson, Massey and the Mayor opposed)

Alderman Bowers referred to a previous motion of Council when dealing with the report of the City Manager (Property Matters) dated October 25, 1974, on the relocation of tenants in Block 22, Nelson Park Development, as follows:

" THAT the Supervisor of Property and Insurance be instructed to undertake relocation of the residents of the Lorne Apartments and Minaki Lodge, and that he contact the B.C. Housing Management Commission for assistance with this relocation for report back to the Standing Committee on Housing on Progress;

FURTHER THAT the City Manager be authorized to hire the needed staff to carry out this relocation and that the School Board be billed for the cost of this additional staff as well as any moving expenses incurred during this relocation. "

MOVED by Ald. Bowers

THAT the above motion be rescinded.

- LOST - NOT HAVING  
RECEIVED THE  
REQUIRED MAJORITY.

(Ald. Hardwick, Linnell, Marzari and Rankin opposed)

Neighbourhood Improvement Program -  
1975. (Clause 4)

MOVED by Ald. Volrich

THAT recommendations (a) (b) and (c) of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin

THAT recommendations (d) (e) (f) and (g) submitted by the Committee for Council's consideration, be approved.

- (deferred)

MOVED by Ald. Hardwick

THAT recommendations (d) (e) (f) and (g) be deferred for consideration at the special meeting of Council on City Planning matters, in January 1975.

- CARRIED

(Aldermen Marzari, Pendakur and Rankin opposed)

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Report of Standing Committee on Community  
Development, December 12, 1974. (Cont'd)

MOVED by Ald. Hardwick

THAT the following recommendations of the Committee, contained in this clause, be received and no further action be taken:

"THAT the Director of Planning be instructed to report to Council as to how to rezone the Downtown Eastside in order to preserve and increase the housing stock in the area:

FURTHER THAT the report of the City Manager entitled 'Site Clearance Program', dated December 4, 1974, be received.'

- CARRIED UNANIMOUSLY

Neighbourhood Improvement  
Program (Clause 4B)

MOVED by Ald. Volrich

THAT the recommendation of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Kitsilano Area Planning Program -  
Progress Report #2.(Clause 5)

MOVED by Ald. Volrich

THAT recommendations (a) and (c) in this clause be approved and recommendation (b) be deferred for consideration when Council receives representation from the Kitsilano Community Resources Board, as agreed earlier this day.

- CARRIED UNANIMOUSLY

Street Vending Permit -  
Mr. Danny Dahan. (Clause 6)

MOVED by Ald. Marzari

THAT the recommendation of the Committee, contained in this clause, be approved.

- LOST

(Ald. Bowers, Linnell, Massey, Pendakur, Rankin,  
Volrich and the Mayor opposed)

\* \* \* \* \*

The Council recessed at approximately 6.05 p.m.  
to reconvene in open session at 7.30 p.m.

\* \* \* \* \*

Regular Council, December 17, 1974 . . . . . 29

The Council reconvened in the Council Chamber at approximately 7:30 p.m. with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips  
Aldermen Bowers, Gibson, Hardwick  
Linnell, Marzari, Massey, Pendakur,  
Rankin and Volrich

ABSENT: Alderman Harcourt.

DELEGATIONS AND UNFINISHED BUSINESS

West Coast Salvage Building

Council on December 10, 1974, agreed to hear a delegation from Mr. Jim Land on the matter of recycling materials from the West Coast Salvage Building.

Mr. Land reiterated his concerns of December 10, 1974, that salvageable material from the West Coast Salvage Building should be recycled. He felt that the public should be asked to participate in a competition to reuse this material and again offered an award of \$1,000.

MOVED by Ald. Hardwick,

THAT City officials be instructed to negotiate with the contractor to have the salvageable materials set aside for possible re-use.

- CARRIED UNANIMOUSLY

MOVED by Ald. Massey,

THAT Council express appreciation to Mr. Land for his competition proposal which he will undertake himself in respect of the use of the material from the demolition of the West Coast Salvage Building;

FURTHER THAT City officials be instructed to consider the results of this competition in respect of the best use of the material salvaged, assuming satisfactory arrangements can be negotiated with the demolition contractor.

- CARRIED

(Alderman Rankin opposed)

Role and Function of 37th Avenue  
Cambie to Camosun

Earlier this day, Council agreed to hear delegations with respect to Departmental Report (Works & Utility Matters), dated December 13, 1974, re the role and function of 37th Avenue, Cambie to Camosun.

Mr. Peter Wallbridge submitted a petition containing 35 names of residents in the area requesting that Council approve the installation of a stop sign on West 37th Avenue at Balaclava Street. Mr. Wallbridge stated that numerous traffic accidents occur in this area and parents are concerned for the safety of their children. On behalf of the petitioners, Mr. Wallbridge urged that the downgrading of 37th Avenue to a non-arterial street be instituted as soon as possible before improvements to 33rd Avenue are made.

Mr. K. Dobell, Assistant City Engineer, Traffic and Transportation, in reply to a query from Council, stated that if the recommendations in the City Engineer's report are approved, the additional stop signs could be installed in a few weeks.

Mrs. M. Collins submitted a petition containing 27 names of residents of 37th Avenue all of whom were in favour of the Engineering Department's recommendations to downgrade 37th Avenue.

Mr. D. Buchanan presented a brief on behalf of 28 residents all living within one-half block of the intersection of 37th Avenue and Carnarvon Street. He reiterated Mr. Wallbridge's comments re safety and urged that Council approve the installation of stop signs on 37th Avenue at both Carnarvon and Balaclava Streets.

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Role and Function of 37th Avenue  
Cambie to Camosun (continued)

Mrs. A. Hunter requested that Council postpone any decision on the downgrading of 37th Avenue until such time as the residents of 33rd Avenue have an opportunity to review proposals for 33rd Avenue and present their views to Council.

MOVED by Ald. Bowers,  
THAT recommendation (i) of the City Engineer contained in his report dated December 13, 1974, be approved, and that no action be taken on recommendation (ii) in this report.

- CARRIED UNANIMOUSLY

Subdivision of Lot A, Block 10,  
Subdivision A, D.L. 195, Plan 1224  
3390 Nanaimo Street

Council on December 3, 1974, deferred consideration of this matter pending a delegation from Mr. John Nicolinas.

Mr. Nicolinas advised that he wished to appeal the regulations of the Subdivision Control By-law to allow him to subdivide his lot to provide one which is narrower than the minimum lot width.

Mr. Gray, Zoning Planner, advised that an amendment to the Subdivision Control By-law was recently passed reducing the minimum lot width to 30 feet and the minimum lot area to 3,000 square feet at the discretion of the Approving Officer. The proposed lot would have a width of only 26.8 feet and an area of 2,353 square feet.

MOVED by Ald. Bowers,  
THAT Mr. Nicolinas pursue with the Director of Planning the possibility of applying for an appropriate rezoning of his lot to try and arrive at a solution.

- CARRIED UNANIMOUSLY

Allegations of Rental Agencies  
By-law Infractions

Mr. R. Glen Orris on behalf of Homehunters, advised that the Company will continue to operate as it did prior to the passing of the By-law. He stated that if there were no commercial rental housing agencies offering free listing to landlords, the landlords would not list their vacancies in the newspapers, thus making it even more difficult for people to find rental accommodation.

MOVED by Ald. Hardwick,  
THAT the submission be received and Homehunter's business license not be renewed in 1975.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,  
THAT, if necessary, without referring the matter to Council, the Director of Legal Services be empowered to seek an injunction restraining commercial housing rental agencies from operating contrary to City By-law No. 4790.

- CARRIED UNANIMOUSLY

Council also considered a letter dated December 17, 1974, from Mr. W.E. Ireland, Owen Bird, Barristers and Solicitors, stating that Rentex has removed every aspect of its business undertaking from the City pending the outcome of its current appeal.

MOVED by Ald. Hardwick,  
THAT the communication from Mr. W.E. Ireland, Owen Bird, be received.

- CARRIED UNANIMOUSLY

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DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Point Grey Minor Hockey Association  
Grant re Hockey Program

Council on December 3, 1974, agreed to hear a delegation from the Point Grey Minor Hockey Association with respect to their grant request.

Mr. Bob Hindmarch advised Council that U.B.C. will be increasing the ice rental for Thunderbird Arena from \$21,000 to \$37,000. This means that parents who now pay a \$40 fee per player will pay a \$75 fee per player. The Association is seeking a grant of \$22,464 which would be the difference between what they would pay at U.B.C. and what they would pay at a Park Board arena.

Council noted a communication dated December 17, 1974, from the Board of Parks and Recreation urging Council to support the Point Grey Minor Hockey Association in their efforts to continue their hockey program.

Council also noted a memorandum from the City Clerk dated December 17, 1974, advising that 79 letters had been received in support of the Association's request for a grant.

MOVED by Ald. Bowers,

THAT Council ensure for the 1975-76 season the cost to the Point Grey Minor Hockey Association for ice rental at economic hours will be no more than that charged other clubs using City ice.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,

THAT U.B.C. authorities be asked to reconsider their rates for ice rental of Thunderbird Arena for 1975, or until a new ice rink is constructed on the west side of the City.

- CARRIED UNANIMOUSLY

Appeal: Fish Peddler's License

On December 10, 1974, Council agreed to hear a delegation from Mr. B. Costain with respect to appealing the refusal of his application for a fish peddler's license.

Mr. Costain advised that he was intending to sell fresh, live crab from a truck on City streets.

Council considered a report of the Medical Health Officer dated December 13, 1974, advising that this practice contravenes the City of Vancouver Health By-law. The report set out the following points:

- (1) Seafoods are among the most quickly perishable foods. They are subject to rapid decomposition and spoilage and they serve as excellent media for the growth and transmission of harmful germs.
- (2) The Provincial Food Premises Regulations require that all food be sold from "approved" premises.
- (3) Prosecutions have been carried out over the years and some of the convictions have been sustained by the Supreme Court.
- (4) Many applications for licenses have been refused over the past 15 years.

MOVED by Ald. Gibson,

THAT the recommendation of the Medical Health Officer contained in his report dated December 13, 1974, that fish and meat be sold only from premises meeting the requirements of the City of Vancouver Health By-law and the Provincial Food Premises Regulations, be approved.

- CARRIED

(Ald. Pendakur, Rankin and the Mayor opposed)

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Society for Education, Action, Research  
and Counselling on Homosexuality (SEARCH)

Mr. Maurice Flood, Chairman of the Gay Alliance Toward Equality, expressed his concern with respect to the action taken by the Standing Committee on Social Services on December 10, 1974, relating to the operation of gay clubs. He was opposed to the recommendations of the Society for Education, Action, Research and Counselling on Homosexuality (SEARCH) which were presented to the Committee. He stated that the Gay Alliance Toward Equality would oppose any surveillance of homosexuals.

Mr. M. Crane, Director of SEARCH, advised Council that the Society had in excess of 250 members who felt that the recommendations put forward to the Social Services Committee were fair and reasonable. The Society agreed with their recommendations being forwarded to the Social Planning Department, in consultation with Police officials, to work out a program for licensing gay clubs.

Mrs. E. Robinson, Coordinator of Ren-Coll Information Centre, spoke in support of licensing gay clubs.

MOVED by Ald. Bowers,

THAT Council affirm its determination that the licensing and regulations of all clubs be carried out equitably and without discrimination;

FURTHER THAT recommendations 1, 2, 3, 4, 6 and 7 of SEARCH be received and recommendation 5 be deleted; such recommendations to be referred to the Director of Social Planning for report back.

- CARRIED

(Alderman Volrich opposed)

Special Committee re Vancouver  
City Planning Commission

Earlier this day, Council agreed to hear a delegation from Mr. T. Tanner, Chairman of the Civic Affairs Committee, Board of Trade. The Mayor called for the delegation and no one appeared.

Mr. Crowley, Chairman of the Vancouver City Planning Commission was present and commented on the various recommendations of the Special Committee.

On November 29, 1974, Council deferred consideration of a report from the Chairman of the Special Committee re Vancouver City Planning Commission until such time as the Vancouver City Planning Commission had an opportunity to present their comments.

The Chairman of the Special Committee re Vancouver City Planning Commission advised that a meeting was held on December 12, 1974, to consider a report from the Chairman and Members of the Vancouver City Planning Commission. The following action was taken:

MOVED by Ald. Massey,

THAT the Vancouver City Planning Commission be comprised of nine members with a quorum being five members.

- CARRIED UNANIMOUSLY

MOVED by Ald. Massey,  
THAT

- (a) no elected representative shall be a member of the Vancouver City Planning Commission, however, the Commission may invite an elected representative of the School Board, Park Board, Council, or any other organization, to attend their meetings;
- (b) the present Nominating Committee i.e., the Mayor as Chairman, one Alderman, the Chairman of the Vancouver City Planning Commission and the Chairman of the Community Planning Association of Canada (B.C. Division); solicit nominations and submit to Council a number of names greater than the number required for the Vancouver City Planning Commission;

cont'd....



DELEGATIONS AND UNFINISHED BUSINESS (cont'd)Special Committee re Vancouver City  
Planning Commission (continued)

- (c) Council appoint seven members to the Vancouver City Planning Commission, the Commission elect two additional members, and the VCPC elect its own Chairman every year.

- CARRIED UNANIMOUSLY

MOVED by Ald. Massey,  
THAT

- (a) the Vancouver City Planning Commission members be appointed for two year terms, with members not permitted to serve more than two consecutive terms;
- (b) the initial appointment of the newly constituted Commission be in 1975, with four Council-appointed members being appointed for the full two year term and three Council-appointed members being appointed for a one year term; one Commission-appointed member would be appointed for a two year term and one Commission-appointed member would be appointed for a one year term; thereafter, all appointments would be for two year terms.

(carried)

MOVED by Ald. Hardwick in amendment,  
THAT item (a) in Alderman Massey's motion be amended to read as follows:

- (a) the Council-appointed VCPC members be appointed for three year terms and Commission-appointed members be appointed for two year terms, with members not premitted to serve more than two consecutive terms.

- LOST

(Aldermen Bowers, Linnell, Massey, Rankin and Volrich opposed)

A tie-vote resulted and therefore the amendment was declared LOST

The amendment having lost, the motion of Alderman Massey was put and CARRIED UNANIMOUSLY

MOVED by Ald. Massey,  
THAT the responsibilities of the Vancouver City Planning Commission be as follows:

- (a) to consider and report to Council on any proposed Zoning By-law or proposed amendment to a Zoning By-law before adoption by City Council;
- (b) to bring to the attention of City Council any matter relating to planning and development of the City which, in the opinion of the Commission, merits action on the part of Council;
- (c) to review existing policies in relation to the objectives they were intended to achieve, and to review the objectives themselves, but also to develop strategies for achieving such objectives;
- (d) to review and discuss long term comprehensive planning issues;
- (e) to periodically review zoning schedules and recommend ways of achieving City planning goals;

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Special Committee re Vancouver City  
Planning Commission (continued)

- (f) to consider major projects or such other matters as Council may direct;
- (g) to sponsor meetings for the purpose of exchanging opinions with the public on planning concepts.

(carried)

MOVED by Ald. Linnell in amendment,  
THAT item '(g)' in Alderman Massey's motion be amended to read as follows:

- "(g) to coordinate with other organizations for the exchanging of opinions with the public on planning concepts."

- LOST

(Aldermen Bowers, Marzari, Pendakur, Rankin and the Mayor opposed)

A tie-vote resulted and therefore the amendment was declared LOST.

The amendment having lost, the motion of Alderman Massey was put and CARRIED.

(Alderman Linnell opposed)

MOVED by Ald. Hardwick,  
THAT

- (a) the Vancouver City Planning Commission be free to invite delegations and participants to appear before it, and all department heads, or their representatives, should be available to participate in VCPC meetings;
- (b) the Commission be required to meet at least eight times a year at the call of the Chairman.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,

THAT the only permanent staff attached to the Vancouver City Planning Commission consist of an executive co-ordinator and the necessary secretarial staff;

FURTHER THAT staffing requirements of the Commission be reviewed by an appropriate Council Committee in six months' time for report back to Council.

- CARRIED

(Aldermen Gibson and Massey opposed)

MOVED by Ald. Hardwick,

THAT the City Manager be instructed to make the appropriate amendments to all relevant City By-laws to bring about these changes.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

XII. Report of Standing Committee on  
Civic Development  
December 12, 1974

The Council considered this report, which contains ten clauses, identified as follows:

- Cl.1. Proposed Office and Commercial Development,  
1300 Alberni Street
- Cl.2. Central Broadway Urban Design Study
- Cl.3. Rezoning Central Broadway Area
- Cl.4. West End Traffic Scheme - Phase II
- Cl.5. False Creek - Area 1
- Cl.6. Vancouver Heritage Advisory Committee
- Cl.7. West End Planning Programme -  
Staff and Office Requirements
- Cl.8. Model of Downtown Peninsula  
(Excluding Stanley Park)
- Cl.9. Analysis of Proposed Zoning Regulations
- Cl.10. Citizens Committee on Langara - Appointment

The Council took action as follows:

Clauses 1,2,3,4, and 5

MOVED by Ald. Hardwick,

THAT the recommendations of the Committee, contained in clauses 1,2,3,4, and 5 be approved.

- CARRIED UNANIMOUSLY

Vancouver Heritage Advisory  
Committee (Clause 6)

MOVED by Ald. Hardwick,

THAT the recommendations of the Committee contained in this clause be approved after amendment to read as follows:

- (i) That recommendation (a) be endorsed and recommendations (c) and (d) be received;
- (ii) That the Director of Permits & Licenses launch a prosecution against the appropriate person with respect to the building demolished at 1039 Richards Street and that this person be notified of the apparent violation of the By-law.

(Underlining indicates amendment)

- CARRIED UNANIMOUSLY

West End Planning Programme - Staff  
and Office Requirements (Clause 7)

MOVED by Ald. Hardwick,

THAT the recommendations of the Committee, contained in this clause be approved.

- CARRIED

(Alderman Rankin opposed)

cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)226  
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Report of Standing Committee  
on Civic Development, December 12,  
1974 (continued)

Model of Downtown Peninsula (Excluding  
Stanley Park) (Clause 8)

MOVED by Ald. Hardwick,

THAT the recommendation of the Committee, contained in this  
clause be approved.

- CARRIED UNANIMOUSLY

Clauses 9 and 10

MOVED by Ald. Hardwick,

THAT these clauses in the Committee's report be received for  
information.

- CARRIED UNANIMOUSLY

Report of Standing Committee  
on Community Development,  
December 12, 1974 (continued)

Street Vending Permit -  
Mr. Danny Dahan (Clause 6)

Council earlier this day did not approve the recommendation of  
the Community Development Committee that Mr. Dahan be given a permit  
to operate a kiosk on Granville Mall and another permit to operate  
a kiosk in Gastown. At this point in the proceedings, it was

MOVED by Ald. Rankin,

THAT Council hear representations from Mr. Danny Dahan with  
respect to his applications for street vending permits.

- CARRIED UNANIMOUSLY

Mr. Dahan addressed Council and outlined actions taken by him  
to obtain vending permits from the City. He also advised that his  
application has been pending for 4½ months and that he has built  
three movable kiosks at considerable expense.

MOVED by Ald. Marzari,

THAT Mr. Dahan be given a permit to operate a kiosk on a site  
on Granville Mall.

(not put)

MOVED by Ald. Pendakur,

THAT Mr. Dahan be given a permit to operate a kiosk on a site  
on the Granville Mall and another permit to operate a kiosk in  
Gastown.

- CARRIED

(Aldermen Massey and Volrich opposed)

G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters,  
insofar as the Regional District meeting for Wednesday, December  
18, 1974, is concerned.

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,

SECONDED by Ald. Linnell,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4792  
BEING THE GRANVILLE MALL BY-LAW

MOVED by Ald. Massey,  
SECONDED by Ald. Hardwick,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Massey,  
SECONDED by Ald. Hardwick,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 4702  
BEING THE BUILDING BY-LAW

MOVED by Ald. Hardwick,  
SECONDED by Ald. Pendakur,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Hardwick,  
SECONDED by Ald. Pendakur,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

With respect to this By-law to amend By-law No. 4702, being the Building By-law, it was AGREED that the matter of payment of fee for bringing an appeal before the Appeal Board be referred to the City Manager for consideration and report as necessary.

3. BY-LAW TO AMEND BY-LAW NO. 2849  
BEING THE STREET AND TRAFFIC BY-LAW

MOVED by Ald. Marzari,  
SECONDED by Ald. Gibson,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Marzari,  
SECONDED by Ald. Gibson,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

4. BY-LAW TO AMEND BY-LAW NO. 4299, BEING  
THE VEHICLES FOR HIRE BY-LAW

MOVED by Ald. Rankin,  
SECONDED by Ald. Gibson,  
THAT the By-law be introduced and read a first time.  
- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Rankin,  
SECONDED by Ald. Gibson,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.  
- CARRIED UNANIMOUSLY

5. BY-LAW TO AMEND BY-LAW NO. 3575, BEING  
THE ZONING AND DEVELOPMENT BY-LAW

MOVED by Ald. Massey,  
SECONDED by Ald. Hardwick,  
THAT the By-law be introduced and read a first time.  
- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Massey,  
SECONDED by Ald. Hardwick,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.  
- CARRIED UNANIMOUSLY

6. BY-LAW TO DESIGNATE CERTAIN BUILDINGS,  
STRUCTURES AND LANDS AS HERITAGE  
BUILDINGS, STRUCTURES AND LANDS

MOVED by Ald. Hardwick,  
SECONDED by Ald. Massey,  
THAT the By-law be introduced and read a first time.  
- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

MOVED by Ald. Hardwick,  
SECONDED by Ald. Linnell,  
THAT this By-law be amended by the addition of Christ Church Cathedral, 690 Burrard Street (Lot 13, South-half 14 - 20, Block 40, D.L. 541), as Item 22.  
-CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,  
SECONDED by Ald. Massey,  
THAT the By-law, as amended, be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.  
- CARRIED UNANIMOUSLY.

BY-LAWS (cont'd)

7. BY-LAW TO AMEND BY-LAW NO. 4451  
BEING THE BUSINESS TAX BY-LAW

MOVED by Ald. Bowers,  
SECONDED by Ald. Volrich,  
THAT the By-law be introduced and read a first time.  
- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Bowers,  
SECONDED by Ald. Volrich,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.  
- CARRIED UNANIMOUSLY

8. BY-LAW AUTHORIZING AN APPLICATION TO BE  
MADE FOR THE REGISTRATION OF TITLE IN THE  
NAME OF THE CITY OF VANCOUVER OF A PORTION  
OF LANE PURSUANT TO THE AIRSPACE TITLES ACT

MOVED by Ald. Bowers,  
SECONDED by Ald. Pendakur,  
THAT the By-law be introduced and read a first time.  
- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Bowers,  
SECONDED by Ald. Pendakur,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.  
- CARRIED UNANIMOUSLY

MOTIONS

1. Closing, Stopping Up and Subdividing  
with the Abutting Lands, Lots A to G  
Lot 10 and Adjacent Lane, Block 2,  
N.W. ¼ Section 24 - S/E Corner Venables  
and Renfrew Streets

MOVED by Ald. Rankin,  
SECONDED by Ald. Gibson,  
THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. City Council approved the sale of city owned lots on the south side of Venables Street east from Renfrew Street to the Provincial Government for a Senior Citizen's Development.
3. The lane east of Renfrew Street south from Venables Street which separates the lots required for the proposed development is surplus to the City's highway requirements;
4. The City Council approved the sale of the surplus portion of lane to the Government;

THEREFORE BE IT RESOLVED THAT the hereinafter described portions of lane be closed, stopped up and title taken thereto;

cont'd....

MOTIONS (cont'd)

Closing, Stopping Up and Subdividing  
with the Abutting Lands - S/E Corner  
Venables and Renfrew (continued)

All the lane dedicated by the deposit of Plan 11238 adjacent to Lots "A" to "C", Plan 11238 and all that portion of lane dedicated by the deposit of Plan 267 lying between the productions easterly of the northerly limit of said Lot "A" and the easterly production of the southerly limit of said Lot "C"; ALL of Block 2, North West Quarter Section 24, Town of Hastings Suburban Lands; the same as shown outlined red and green respectively on plan prepared by G. Girardin, B.C.L.S., dated September 18, 1974, and marginally numbered LF 7142, a print of which is hereunto annexed; and

BE IT THEREFORE RESOLVED THAT the said closed lane be subdivided with the abutting lands.

- CARRIED UNANIMOUSLY

2. Designation of Heritage Buildings,  
Structures and Lands

At the Council meeting on December 10, 1974, Alderman Volrich submitted the following Notice of Motion seconded this day by Alderman Gibson:

MOVED by Ald. Volrich,  
SECONDED by Ald. Gibson,  
THAT WHEREAS

- (a) Section 564A of the Charter now authorises the Council by By-law to designate "heritage" buildings, structures and lands;
- (b) Subsection 4 of Section 564A requires that the establishment of a Heritage Advisory Committee be approved by a By-law adopted by an affirmative vote of at least two thirds of all the members of Council;
- (c) There is no similar two thirds majority requirement for the approval of "heritage" designations despite the fact that certain important consequences and limitations attend such designations;
- (d) Such designations can presently be approved by a simple majority of Council and the designation can similarly be reversed by a simple majority of Council in another year, thus giving such designations very limited meaning and importance.

THEREFORE BE IT RESOLVED THAT the Director of Legal Services be requested to bring forward amendments to Section 564A of the Charter, or other statutory amendments to achieve the same purpose, which will require that "heritage" designations be approved by a two thirds majority of all members of Council and that decisions to reverse such a designation by any Council in a subsequent year shall also require a two thirds majority of all members of Council.

- CARRIED UNANIMOUSLY



MOTIONS (cont'd)

3. Vending Permits:  
Granville Mall

MOVED by Ald. Marzari,  
SECONDED by Ald. Massey,

THAT the following motion be approved:

WHEREAS by Council Resolution of November 5, 1974, the total number of Vending Permits to be granted on Granville Mall has been limited to 30 (thirty);

AND WHEREAS only 22 permits have been issued for this area in 1974;

AND WHEREAS pursuant to Council Resolution of November 5, 1974, no further permits will be issued until a new design standard for Vendor's kiosks is approved;

AND WHEREAS the policy of with-holding Vendor's permits works a special hardship to peddlers during the holiday season:

**THEREFORE BE IT RESOLVED THAT:**

1. The lane intersecting the east side of Granville Mall between Pender and Dunsmuir be closed as a Christmas Market from December 19 through and including December 25, 1974;
2. No license fee in addition to the \$100 deposit that has accompanied the Street Vending Permit should be charged. In the event that no such deposit has been made, then a license fee in the amount of \$10 (ten dollars) per vendor should be charged for the aforementioned period.
3. That the first priority for the issuance of permits be those whose applications for street vending permits are pending;
4. The number of Vendors allowed within the lane shall be an appropriate number in the opinion of the City Engineer having regard to considerations of safety, foot passage and traffic;
5. That the City Engineer be authorized to suspend the Christmas Market for any reason should it become necessary to do so.

- CARRIED UNANIMOUSLY.

ENQUIRIES AND OTHER MATTERS

Alderman Massey:  
Submission of U.N.  
Demonstration Project  
Proposals

as Chairman of the Special Committee re U.N. Demonstration Projects advised that this Committee will be considering a number of proposals at its meeting on Thursday, December 19, 1974. All proposals approved by the City should be submitted to the Federal Government for consideration by December 31, 1974. As there will be no further Council meetings this year, Alderman Massey requested that Council authorize the Mayor to submit any proposals recommended by the Special Committee to the Federal Government.

MOVED by Ald. Hardwick,  
SECONDED by Ald. Pendakur,

THAT the Mayor or Deputy Mayor be authorized to submit to the Federal Government on behalf of Council all proposed U.N. Demonstration Projects approved by the Special Committee.

- CARRIED UNANIMOUSLY

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At this point in the proceedings, Alderman Pendakur paid tribute to his colleagues on Council.

Alderman Volrich expressed, on behalf of other members of Council, sincere appreciation to retiring Aldermen Gibson, Hardwick, Linnell, Massey and Pendakur for their valued service to the citizens of Vancouver.

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The Council adjourned at approximately 10:40 p.m.

\* \* \* \* \*

The foregoing are Minutes of the Regular Council Meeting of December 17, 1974, adopted on January 8, 1975.

A. Phillips  
MAYOR

B.A. Little  
CITY CLERK

Manager's Report, December 13, 1974 . . . . . (WORKS - 1)

WORKS & UTILITY MATTERS  
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Watermain Installation - 1974 Capital Budgets

The City Engineer reports as follows:

"The following watermain should be installed on the Burns Bog Landfill Site to provide fire protection for the disposal site and for sprinkler connections used for fire control.

Watermain Project 411

<u>Location</u>	<u>From</u>	<u>To</u>
Burns Bog Landfill	End of Existing water system	1420 feet east.

The total cost of the watermain installation work is estimated at \$25,000.

As instructed by the Budget Committee, these funds are being requested from Water Works Capital and not from General Revenue.

I RECOMMEND that the installation of the watermain be approved and that the required \$25,000 be appropriated from the Short Notice Projects Unallocated, Account No. 128/7902."

The City Manager RECOMMENDS that the foregoing be approved.

2. Reconstruction of Sewers in Poor Condition

The City Engineer reports as follows:

"A number of old sewers have recently been discovered to be in very poor condition and have already suffered collapsed pipes over short sections. The following sewers, therefore, should be reconstructed:

- (a) 3rd Avenue from Alma to Dunbar,
- (b) Lane South of 21st Avenue between Manitoba and Columbia,
- (c) 10th Avenue between Keith Drive and Woodland Drive.

The estimated total cost of this work is \$180,000.

I RECOMMEND that the sum of \$180,000 be appropriated for reconstruction work from Sewers Capital Account 112/2001, 'Local Sewers for Champlain Heights Areas E & F. These funds may be used for this purpose as no sewer construction will be performed in Champlain Heights during the 1974 Capital Budget period."

The City Manager RECOMMENDS that the foregoing be approved.

3. Revisions to Plumbing By-law No. 4068 - Fees for Building Sewer Extensions

The City Engineer reports as follows:

"The scale of fees for sewer connections set forth in sections 1.4.16 (2 & 3) and 1.4.20 of the Plumbing By-law were last amended in August, 1972. Since that time the cost of installing these building sewer extensions has increased substantially for the following reasons:

- (a) Increased labour costs and equipment rental rates.
- (b) Increased materials costs.
- (c) Increase in the mileage of residential streets with curb and gutter and a high quality pavement has increased the cost of excavation, backfilling and surface restoration.
- (d) The cost of spoil disposal has increased because the number of locations where excavated material can be dumped has decreased significantly over the past 2 years. Whereas in the past there

Clause 3 Cont'd

were usually at least 3 locations in the City where spoil could be dumped, we are often limited to one dump site now. This has resulted in longer hauls, necessitating the use of more trucks.

- (e) Traffic volumes in the commercial areas have increased, resulting in less available working time and slower work progress.
- (f) A steady increase in the number of underground utilities has resulted in more difficult working conditions and hence slower progress rates.
- (g) New commercial and high density residential developments are requiring connections much deeper, on the average, than in the past.

The following tabulation summarizes current fees and costs as well as the proposed fees.

<u>Item</u>	<u>Current Fee</u>	<u>Current Cost</u>	<u>Proposed fee for 1975</u>
(1) One and two family dwelling building sewer extension.	\$ 500	\$ 914	\$ 900
(2) Building sewer extensions other than one and two family dwelling			
(a) 4-inch diameter	\$ 600	\$ 919	\$1,000
(b) 6-inch diameter	\$ 800	\$1,090	\$1,300
(c) 8-inch diameter	\$1,000	\$1,530	\$1,750
(d) 10-inch diameter	\$1,200	\$1,707	\$2,100
(e) 12-inch diameter	\$1,400	\$2,184	\$2,500
(f) 15-inch diameter	\$1,600	\$2,088	\$2,800
(g) Manhole installation in conjunction with building sewer extension	\$ 500	\$ 650	\$ 750
(h) Connections greater than 15-inch diameter.	\$1,600 Minimum	Varies	\$2,800 Minimum
(3) New hub or wye on twin sewer	\$ 300	\$ 390	\$ 450
(4) New hub or wye on single sewer	\$ 100	\$ 125	\$ 150

The proposed fees listed above provide for anticipated cost increases in 1975 and should recover costs for all items except connections for one and two family dwellings. The proposed fees listed for one and two family dwellings are in accordance with the City's long standing policy of establishing the fee somewhat below cost for these connections.

The City Engineer RECOMMENDS that:

- (I) Changes to Sections 1.4.16 (2 & 3) and 1.4.20 of the Plumbing By-law No. 4068 be approved in principle as follows:
  - 1.4.16 (2) For \$500 substitute \$900.
  - 1.4.16 (3) (a) For \$600 substitute \$1,000.  
                 (b) For \$800 substitute \$1,300.  
                 (c) For \$1,000 substitute \$1,750.  
                 (d) For \$1,200 substitute \$2,100.  
                 (e) For \$1,400 substitute \$2,500.  
                 (f) For \$1,600 substitute \$2,800.  
                 (g) For \$500 substitute \$750.  
                 (h) For \$1,600 substitute \$2,800.
  - 1.4.20 (a) For \$300 substitute \$450 (new wye-twin sewer)  
         (b) For \$100 substitute \$150 (new wye-single sewer)

Manager's Report, December 13, 1974 . . . . . (WORKS - 3)

Clause 3 Cont'd

(II) The Director of Legal Services be instructed to prepare the necessary amendments to the Plumbing By-law.

(III) The effective date of these By-law revisions be February 1, 1975."

The City Manager RECOMMENDS that the foregoing be approved.

4. Water Street Beautification Program - Underground Wiring

The City Engineer reports as follows:

"In my report of September 20, 1974, the City's share of the Water Street Underground Wiring Local Improvement was estimated to be \$182,074. This was based on preliminary estimates from B.C. Hydro and B.C. Telephone Company.

Final estimates, based on bid prices, have now been received which increase the estimated City's share of the Local Improvement to \$264,728 or \$82,654 over the amount previously reported. This increase is due primarily to the high cost of changing the electrical equipment in each building to accept power from the new B.C. Hydro underground supply. In addition, labour and material costs have risen more than anticipated.

Property owners' share of the cost is not affected, as their rates are based, in accordance with Council's resolution of August 15, 1972, on estimated costs for a typical or average business street, rather than on actual costs of the work on Water Street.

Funds are available in the undergrounding capital accounts to cover this increase in the estimated City's share.

I RECOMMEND that this additional City's share of the Water Street Undergrounding Local Improvement, estimated at \$82,654, be provided from Undergrounding Capital Unallocated Account 250/7901."

City Manager RECOMMENDS the foregoing recommendation of the City Engineer be approved.

5. Tender No. 30-74-5 - Two-way F.M. Hand-Held Solid State Portable Radios and Charges

Tenders for the above were opened on August 26, 1974, and referred to the City Engineer, Purchasing Agent, and Chief Constable for report. The officials concerned report as follows:

"The working copy of the tabulation is on file in the Purchasing Agent's office.

Item 1 of this tender called for 57 portable radios equipped for three-channel operation.

Items 5 and 6 called for vehicular chargers and spare nicad batteries suitable for use with the vehicular chargers.

Investigation and tests of the radios to be supplied on this tender revealed that there were interference problems associated with the use of the radios in the vehicular chargers. It was therefore decided that the 71 vehicular chargers (Item 6) and their associated 36 spare nicad batteries (Item 5) should not be purchased until more studies of this concept have been undertaken.

To provide greater flexibility of operation, the Chief Constable requested also that all of the portable radios ordered on this tender be equipped for five-channel operation (six-channel capacity). Therefore, the 57 portables (three-channel operation) described in Item I will be added to Item 4 making a total of 130 portables (5-channel operation).

Funds for all purchases are provided in the 1974 Supplemental Revenue Budget.

The City Engineer, Purchasing Agent and Chief Constable RECOMMEND acceptance of the low bid from Pye Electronics Limited for:

Cont'd . . .

Manager's Report, December 13, 1974 . . . . . (WORKS - 4)

Clause 5 Cont'd

Item 2 - 130 spare nicad batteries.....	\$ 7,319.00
Item 3 - 130 single-unit fast chargers.....	12,491.70
Item 4 - 130 2-watt, 6-channel portable radios.....	<u>138,518.90</u>
Total Price	<u>\$158,329.60</u>

The 5% Provincial S.S. Tax is in addition to all prices shown in the report and the tabulation.

The battery chargers being supplied by the low bidder under Item 3 are not yet C.S.A. approved as required by the specifications. The bidder is in the process of having these units approved, and the contract should be contingent upon the supplier, undertaking to modify if necessary and obtain C.S.A. approval on the chargers supplied."

The City Manager RECOMMENDS that the recommendation of the City Engineer, Purchasing Agent and Chief Constable be approved, subject to a contract satisfactory to the Director of Legal Services, contingent upon the supplier undertaking to modify if necessary and obtain C.S.A. approval on the chargers supplied.

FOR COUNCIL ACTION SEE PAGE(S) 908

SOCIAL SERVICE & HEALTH MATTERS

CONSIDERATION & RECOMMENDATION

1. Mount Pleasant Citizens' Committee

The Director of Social Planning reports that the Mount Pleasant Citizens' Committee has requested:

- a) the renewal of their lease with the City on the property at Carolina Street and 5th Avenue in the City of Vancouver which has been developed as an adventure playground;
- b) a grant of \$250.00 towards Third Party Liability Insurance and a new barkmulch cover in the spring.

The present lease covers the period from March 1, 1974 to December 31, 1974. It is renewable by either party thereafter on a year-to-year basis, subject to 90-day notice of cancellation. The playground is located on a portion of the Carolina Street and Lot I of Block 93, DL 264A (north side of 5th Avenue between Carolina and Fraser). The other lots on this block have been acquired by the City and future development of this site is being considered.

Although there are no definite plans at this time for use of the site, the Supervisor of Property and Insurance is unable to guarantee that the lease will not be cancelled in 1975, as the complete site will be available in March. He is willing to approve renewal of the lease providing that the Mount Pleasant Citizens' Committee is aware that the lease can be cancelled with 90-day notice.

The Director of Social Planning feels that although the future of the site is uncertain, there is sufficient need for a playground in this area to justify the grant, even if the playground might not be open for the full year.

RECOMMENDATION

The Director of Social Planning RECOMMENDS:

- a) a grant of \$250.00 be given to the Mount Pleasant Citizens' Committee for insurance and a barkmulch cover for the playground at 5th and Carolina.
- b) the Supervisor of Property and Insurance be instructed to renew the current lease on this property.

The City Manager submits Item a of the foregoing report for CONSIDERATION and RECOMMENDS approval of Item b.

INFORMATION

2. Information Centres

The Director of Social Planning reports as follows:

On November 5, 1974, Council approved the following recommendations of the Social Services Committee:

"THAT funds be provided for the three month period from January 1st to March 31st 1975 for community information centre building operating costs subject to:

- (a) a report from the Director of Social Planning on funds required for building operating costs and
- (b) the Director of Social Planning contact the Minister of Human Resources to determine what funding they have available and what applications he has received to avoid duplication".

As directed by Council the Director of Social Planning reports that building operating costs for information centres for the three month period January to March 1975 total \$13,809. Attached is a list detailing cost by centre.

Manager's Report, December 13, 1974.....(SOCIALS - 2)

Clause No. 2 (Cont'd)

The Minister of Human Resources has indicated that although this grant is not eligible for cost-sharing under CAP, the Province will pay 50% of the total because of the special circumstances. The agreement is that the City will pay the entire amount of \$13,809 and be reimbursed 50% or \$6,904 by the Province within 60 days.

The City Manager submits the foregoing report for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 908



BUILDING AND PLANNING MATTERS

RECOMMENDATION:

1. Boundaries of 4 ac. Harbour Park Site

The Director of Planning reports as follows:

"In a plebiscite, in October 1973, the electorate approved that approximately ten acres of waterfront property located north of Georgia Street between Denman Street and Stanley Park be acquired for park purposes. Subsequently, the City acquired all of the approximately 14 acres (see Appendix B) held by Dawson Developments Ltd. either in fee simple or by lease from the National Harbours Board with the intention of selling 4 acres to a private developer and thereby reduce the total cost to that approved by the electorate.

Harbour Park Developments Ltd., a company wholly owned by the City of Vancouver, commissioned Mr. R.C. Mann as a consultant to prepare guidelines for a developer proposal call for the 4 acre site. The document prepared by the consultant showed a general shape for the site, bisected by a future transportation corridor. This document was held in abeyance pending Council's disposal of the Waterfront Planning Study then in process.

Stage 3 of the Waterfront Planning Study and its 24 recommendations were approved by Council on 10th September 1974, including a recommendation that the Harbour Park Development should go ahead.

The first step in the process is to define the boundaries of the site to be disposed of and to obtain clear title to it. This is the purpose of this report.

Appendix 'A' indicates the 4 ac. site plus an approximately 0.35 ac. allowance for the transportation corridor. The City's Engineering Department, the G.V.R.D. and the Provincial Bureau of Transit Services agree on the need for this corridor and consequently it was incorporated in the Waterfront Planning Concept. The details, however, have not yet been worked out. Therefore, the alignment of the corridor is not known at this time, but it will be necessary to define the right-of-way before the site is offered for competition.

The north boundary of the site follows the general outline of the shoreline proposed by the Waterfront Planning Concept approved by Council, but the actual land/water edge will be in City ownership some distance north of the proposed site. This strip of land will be part of the park approved by the plebiscite and will accommodate the proposed continuous waterfront walkway.

Appendix 'B' indicates the ownership north of Georgia Street between Denman Street and Stanley Park. The area owned by the City between Gilford and Denman Streets is 148,543 sq.ft. (3.4 acres). In addition the City owns the Gilford Street end and a strip of land between Gilford Street and Stanley Park which amount to approximately 52,000 sq.ft. (1.2 acres) of land and 3,500 sq.ft. (0.1 acres) of water. These areas may form the basis of negotiations with the NHB for the acquisition of the additional land needed by the City.

It is recommended that City Council:

- i. Approve the shape and size (4.35 acres) as shown in Appendix A, on the understanding that part of the site will be used as a transportation corridor and the residual site to be offered for development will be 4.0 acres;

Manager's Report, December 13, 1974 . . . . . (BUILDING - 2)

Clause 1 Cont'd

- ii. Instruct the City Engineer to prepare a legal survey of the site as shown in Appendix A.
- iii. Instruct the Supervisor of Property & Insurance to negotiate with the National Harbours Board for the acquisition of 1 ac. ± (now leased) so as to secure clear title to the 4.35 acre site."

The City Manager RECOMMENDS that the Director of Planning's report be approved.

FOR COUNCIL ACTION SEE PAGE(S) 909

FINANCE MATTERS

**A-7**

RECOMMENDATIONS

1. Fire Department - Manning Requirements

The following report has been received from the Fire Chief:

"Background

City Council, on October 19, 1965, reviewed the operational manning strength requirements in light of the union contract award of 1965, and received a report on manning requirements at that time.

The position at that date was as follows:

Uniformed strength (excluding Fire Wardens)	716 men
Less:	
Allowance for sickness and other losses	24
Vacation equivalent	<u>75</u>
	<u>99</u>
Net operational strength	617 men
Minimum shift strength	
156 men x 4 shifts each	<u>624</u> men
Additional firefighters approved in October, 1965	<u>7</u> men

Subsequently, City Council, at its meeting of January 27, 1970, adopted a recommendation contained in a further report on additional manning strength required due to an award of long service leave of 28 calendar days. In that report, it was anticipated that a form of scheduling would be used which would give every entitled man a choice of the period in which he wished to take his long service leave but would take into consideration the manning strength requirement. As a result of that report, the uniformed strength was increased by five (5) additional firefighter positions.

City Council, at its meeting of September 22, 1970, adopted a report concerning the disposition of the fireboat, "J.H. CARLISLE," and the deployment of personnel. The manning strength of the "J.H. CARLISLE" was 4 officers and men per shift, for a total of 16 men. Council, at that time, was made aware of a deficiency of manpower of 26 firefighters, brought about by a further increase in vacation requirements due to the increasing length of service of the majority of the firefighters and by an increased absenteeism due to sickness and similar reasons.

As a result of the changes outlined above, the manning strength at the close of 1970 was as follows:

1965 uniformed strength	716**
Additional firefighters 1965	7
Additional firefighters 1970	<u>5</u>
Total	728

Manager's Report, December 13, 1974 . . . . . (FINANCE - 2)

Clause No. 1 (cont'd)

Forward			728 men
Less:	Sickness and		
	other losses	39	
	Vacation		
	equivalent	<u>86</u>	<u>125</u>
Net operational strength			<u>603 men</u>
(**Exclusive of Fire Wardens)			
Minimum shift strength	156 men		
Less: 4 men per shift			
ex "J.H. CARLISLE"	<u>4</u>		
Net	152		
152 x 4 shifts			<u>608 men</u>
Apparent shortage			<u>5 men</u>

Current Position

The Fire Chief reports that absenteeism due to sickness (including Workmen's Compensation Board absences) now requires an allowance of approximately 8,600 shifts annually, which is the equivalent of approximately 47 full-time firefighters. Vacation requirements are approximately 16,600 shifts, or the equivalent of 91 full time firefighters. The position can be summarized as follows:

Total uniformed firefighter strength			728 men
Less:			
Sickness allowance required	47		
Vacation requirement	<u>91</u>	<u>138</u>	
Net Operational Strength			590 men
Minimum shift (152 x 4 shifts)			<u>608</u>
Apparent Shortage			<u>18 men</u>

The incidence of sickness (other than W.C.B. absences) is becoming one of major concern, and it is noted that in the first half of 1974, 17 men were absent on sick leave for 40 or more continuous shifts.

Long Service Leave

As noted above, in 1970 five (5) additional firefighters were added to provide for long service leave entitlement, and this number was based on the assumption that leave would be distributed evenly throughout each year.

Experience has shown that since long service leave is taken at the members' option, 70% of the entitled men have chosen to take leave in the months of July, August and September. In 1975, 67 men, already eligible, can take long service leave in the coming year, and 17 additional men will become eligible, making a total of 84 for the year. The actual vacation demand has averaged 58 men annually, with approximately 14 being absent on long service leave in each of the months of July, August and September; and an average of 2 men in each of the remaining nine months.

cont'd ....

Manager's Report, December 13, 1974 . . . . . (FINANCE - 3)

Clause No. 1 (cont'd)

In 1976, 142 men become entitled to long service leave, and it is anticipated that there will be a manning deficit each month of each year despite the 5 additional firefighter positions established to offset annual leave requirements and recruitment to offset the present shortage.

TABLES SHOWING COMPARISON OF MANNING STRENGTH, ETC.

Schedule I - Manning Strength by Age Group

<u>Year</u>	<u>21/39</u>	<u>40/49</u>	<u>50/59</u>	<u>Total Uniformed Strength, including Fire Wardens</u>
1965	390	233	127	750
1970	389	222	140	751
1974	377	191	194	762

Increase (Decrease)

1965-74	(13)	(42)	67	12
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Schedule II - Manpower Shortage - Based on 182.5 Shifts/Man Annually

<u>Year</u>	<u>Shifts Required</u>			<u>Manpower Equivalent</u>	<u>Manpower Allowance</u>	<u>Apparent Manpower Shortage</u>
	<u>Vacation</u>	<u>Sickness</u>	<u>Total</u>			
1965	14,218	3,476	17,694	99	99	-
1970	16,641	6,562	23,203	125	120	5
1974	16,634	8,589	25,223	138	120	18

Schedule III - Long Service Leave Position

<u>Year</u>	<u>Balance Still Eligible</u>	<u>Firefighters Newly Eligible</u>	<u>Total Eligible</u>	<u>Men Taking Vacation</u>	<u>Predicted Vacation Demand</u>
1970	-	136	136	41	-
1971	95	112	207	59	-
1972	148	59	207	58	-
1973	149	21	170	63	-
1974	107	28	135	68	-
1975	67	17	84		58
1976		142			58
1977		40			61
1978		30			43
1979		53			61
1980		24			61
1981		110			67

Operational Cost Estimates  
to Eliminate Manpower Shortage

The shortage of 18 men is an optimum replacement level for this year but as absenteeism due to sickness cannot be accurately predicted, 1975 may not have as many absentees due to sickness as presently experienced. Therefore a reduction in the estimate of manpower shortage from 18 to 16 men is considered realistic.

cont'd ...

Clause No. 1 (Cont'd.)

	<u>Per Month</u>	<u>Per Annum</u>
Total cost of 16 men for 1 year at 1974 salary rates:		
Jan. 1 - June 30 16 men @ \$765/month	\$ 12,240	\$ 73,440
July 1 - Dec. 1 16 men @ \$795/month	<u>12,720</u>	<u>76,320</u>
	\$ 24,960	\$149,760
Fringe benefits @ 16.8%	<u>4,193</u>	<u>25,158</u>
	<u>\$ 29,153</u>	<u>\$174,918</u>
Uniform costs for 16 men		<u>6,379</u>
		<u>\$181,297</u>
N.B. Annual cost at First Class Fire- fighter rate of \$1,088 per month including fringe benefits		<u>\$243,991</u>

The Comptroller of Accounts advises that it is unlikely that recruitment will be completed in 1974 but any funds required would be provided from Contingency Reserve to meet additional staffing costs this year.

RECOMMENDATIONS

- To offset the daily manning shortages and to maintain approved firefighting standards of service, I RECOMMEND that:
- A. The uniformed strength of the Fire Department be increased by sixteen (16) men, effective upon adoption of this report.
  - B. The funds required for 1974 be provided from Contingency Reserve, in accordance with the advice from the Comptroller of Accounts.
  - C. The Fire Chief report to City Council at the end of 1975 if the absenteeism increases substantially beyond the 1974 level."

City Manager agrees that the manning deficit in 1974 would indicate the increase in staff requested by the Fire Chief is justified for 1975. I have discussed the matter of absenteeism due to sickness with the Fire Chief, the Occupational Health Officer and Mr. Anderson, President of the Vancouver Fire Fighters' Union, Local #18. I believe that it would be helpful if these officials expressed their views to Council in regard to this matter and therefore RECOMMEND that this report be referred to the Finance and Administration Committee for discussion with these officials.

Court House Renovation

City Council, on March 5 1974 passed the following motion:

"THAT a preliminary examination of the Provincial Court House be undertaken with a view to adapting the building as a multi-purpose civic centre containing the Art Gallery a branch of the Public Library, a Civic Display Centre, Meeting Rooms, and an area capable of use for certain civic ceremonies."

Subsequently, the firm Arthur Erickson, Architects was retained by City Council to carry out a preliminary investigation, and report in this regard.

cont'd....

Clause No. 2 (cont'd)

A report on this preliminary investigation has now been received and copies are on file in the City Clerk's Office.

I RECOMMEND that this matter be referred to the Standing Committee on Finance and Administration.

3. Reorganization of Drafting Branch -  
Engineering Department

The City Engineer reports as follows:

"In a report to Council dated May 22, 1974, it was pointed out that workload increase and increased staff turnover were causing serious problems in the Drafting Branch and Central Files Unit of the Department. The May report recommended required action to correct the problems in the Central Files Unit and was approved by Council.

This report deals with the necessary improvements to correct the problems in the Drafting Branch.

Present Situation and Limitations

The Drafting Branch is principally responsible for the preparation and maintenance of the engineering drawings, municipal maps, graphic communications and related technical records of the Engineering Department. It also provides supportive services throughout the Department, such as the drafting manpower pool service, the microfilming service and clerical services relating to the purchase and maintenance of departmental inventory and supplies.

The Branch is organized into five Sections, three of which perform drafting functions only and include a drafting pool; the other two carry out auxiliary functions related to drafting.

The present staff of 31 consists of the Chief Draftsman, one Engineering Assistant IV, two Engineering Assistants III, one Microfilm Supervisor (all the foregoing being Section leaders), twenty-one Engineering Assistants II (one of whom functions as a Section leader), two Microfilm Operators and three Engineering Assistants I. This staff is augmented during summer months by about four temporary employees (Engineering Assistant II classification), usually University Engineering students.

The basic staff levels were established many years ago and have not changed significantly.

A review of the Drafting Branch has been completed, and indicates the following limitations:

1. Disparity in Ratings

During the past two years there has been an almost complete turnover in the regular drafting staff, depriving the Branch of many of its most experienced members. This turnover is attributed to the lack of balance in the present establishment and the increasing number of more remunerative positions now available elsewhere. Because of this, the productivity of the Branch has been reduced. Some more advanced ratings are needed as a means of stabilizing the staff by providing back-up assistants to the Section leaders and creating a few lead draftsmen for the more complex drafting work, thereby recognizing skill and ability and presenting an incentive to subordinate staff.

2. Increased Workload

Various Departmental programs have resulted in a substantial workload increase in the Drafting Branch.

- (a) Special projects (Granville Mall, False Creek Redevelopment, local area beautification, graphic presentations etc.)
- (b) Increased sewer programs (100% increase in sewer profile records since 1972, together with a backlog in a number of types of permanent sewer records.

cont'd ....

Clause No. 3 (cont'd)

(c) Increased electrical requirements (map development programs, electrical layout plans for City owned buildings, underground cable records and traffic signalized intersection plans.)

(d) Preparation and identification of all plans prior to microfilming.

Additional drafting staff is required to meet the increased workload and maintain the normal work assignments.

3. Overlapping Responsibilities

A number of draftsmen in the Sewers and Survey Branches work directly under supervisors in these Branches, resulting in limitations of overall flexibility in training and adjustments to peak work conditions. Re-assignment of these positions to the Drafting Branch, either totally or for administrative purposes, is desirable.

In attempting to deal with the above limitations, available avenues of relief have already been utilized - for example, upgrading of drafting work stations with modern equipment, and working the staff overtime. Temporary help has also been utilized, but has been difficult to obtain through the normal recruiting procedures and funds allocated to this purpose have, as a consequence, been diverted to cover additional overtime.

Proposed Changes

To overcome the above problems, the following changes are proposed:

1. Transfer of Personnel

It is proposed to assign all purely drafting functions to the Drafting Branch. At present there are five excepted positions filled by senior draftsmen (Engineering Assistant III classification) who work in other Branches. By including these senior draftsmen in the Drafting Branch and with one direct transfer, drafting administration will be made consistent, and flexibility in training and adjustments to peak work conditions will be increased. However, this will not significantly relieve the present drafting workload, since these men will continue to do their present work.

2. Reorganization of Three Drafting Sections

The proposed reorganization reduces the present three drafting Sections to two, but retains the "pool" feature.

The drafting specialties from the Sewers and Surveys Branches will be assigned to the most closely identified Section in the Drafting Branch. Lead draftsmen will be created in the Sections to perform the more complex drafting work and provide back-up for the Section leaders. This will require the up-grading of four E.A. II positions to E.A. III.

As a result of the transfer of existing E.A. III specialties and creation of lead draftsmen and resultant additional supervision, it will be necessary to provide a second Section leader position (E.A. IV), conforming with the present level of the Section leader in this group.

The two auxiliary sections, Microfilming and File & Supplies, are adequately staffed and no changes are required.

3. Increase in Staff

The accumulated increase in the workload is estimated to be equivalent to the output of four generalist draftsmen (E.A. II). However, this shortage is a summation of various separate, local overload situations, and the figure can be reduced by implementing the above arrangements. With a stable work force under improved working supervision and training provisions, jobs can be "telescoped" and lost time due to vacancies and training will be minimized so that the net staff increase required is reduced to one man.

cont'd ....



Clause No. 3 (cont'd)

SUMMARY

The proposed staff changes to correct the problems in the Drafting Branch are as shown in the following tabulation. The annual recurring costs, based on the top step of the pay grades for the affected positions and including fringe benefits at 11% amount to \$23,750. For comparison, the 1974 appropriation for Drafting Branch salaries, including fringe benefits, amounts to \$327,000. The annual increase arising from the proposed changes is, therefore, approximately 7½% of the 1974 appropriation. All drafting costs are proportionately distributed among the various Divisions of the Engineering Department in accordance with an internal cost distribution system.

No.	Present Classification	PROPOSED STAFF CHANGES		Annual Recurring Cost
		Proposed Classification		
1	E.A. III P.G.21 (883-1056)	E.A. IV P.G. 25 (1056-1264)		\$ 2,496
4	E.A. II P.G.17 (738-883)	E.A. III P.G. 21 (883-1056)		8,304
1	Additional E.A. II P.G. 17 (738-883)			10,596
Sub-Total				21,396
Fringe Benefits @ 11%				2,354
Total				\$ 23,750

The Comptroller of Accounts advises that if the Recommendations are approved, the necessary funds will be included in the Departmental 1975 Operating Budget.

The proposed personnel classifications in this report have been used for estimating purposes only and will have to be assessed by the Director of Personnel Services to determine the final classifications.

RECOMMENDATIONS

I RECOMMEND that:

- (a) The staff changes proposed in this report be adopted.
- (b) The Director of Personnel Services report to the City Manager in the normal manner on the classification of the positions proposed in this report."

The City Manager RECOMMENDS the above report of the City Engineer be approved.

4. Dog Pound Procedure

The Director of Permits & Licenses reports as follows:

"On October 29th, 1974, Council approved the construction of a new City Pound which will be commenced in 1975. Installed in the present building is a Euthanair machine which is used for euthanizing dogs and other animals which must be destroyed. It employs the principle of decompression to carry out the function. At the time of installation, a number of years ago, it was considered to be effective and relatively humane. It is still effective, but there is some question regarding the degree of humaneness involved.

Experts in this area, Canadian Council on Animal Care, American Humane Association, and B.C. Veterinary Medical Association, suggest and/or recommend that the adminis-

Clause No. 4 (cont'd)

tration of suitable chemical agents via the intravenous route is the most humane method of euthanizing animals. Such a procedure does require that the chemical be administered by a veterinarian.

Discussions have been held with the B.C. Veterinary Medical Association who subscribe to the procedure and approve in principle one of their members being made available to the City to carry out the procedure if approved by Council.

The number of dogs which must be euthanized range from approximately 40 to 65 per month. It is further estimated that approximately 1 - 1½ hours per week of a veterinarian's time would be required to carry out the function. The cost for this service would be approximately \$250.00 per month including the necessary chemicals which would be supplied by the veterinarian.

I am recommending that a veterinarian be employed part time and this report is presented to obtain the approval of Council at this time so that any necessary adjustments in planning the new Pound can be made.

It is intended that the present euthanasia equipment will be relocated in the new building for emergency use as may be necessary.

The Director of Permits & Licenses recommends that:

- (A) A veterinarian be employed part time to function as outlined in this report.
- (B) An agreement with the veterinarian be prepared satisfactory to the Director of Legal Services.
- (C) The estimated cost of \$3,000 for the veterinary services be included in the 1975 Budget."

The City Manager RECOMMENDS approval of the foregoing recommendations of the Director of Permits & Licenses.

5. Various Financing Matters  
for Year-End Action

The following report has been received from the Director of Finance.

"It is normal, at or just after year-end, to place before Council various financing matters in order to adjust accounts or to protect the financing position of ongoing projects previously approved by Council. This report deals with two such matters.

A) False Creek Financing

Discussions with CMHC indicate there will not be any problems regarding the \$10,000,000 loan to the City except with respect to cash flow timing, i.e. CMHC internal cash flow may not provide for advances on the loan at the exact times required by the City.

The False Creek Project Manager has the development of Area 6 of False Creek on a very tight timetable. If this timetable is not to be disrupted then money must be available when required, and not be subject to internal cash flow requirements of CMHC.

Further, the development plan requires some park development work in 1975 even though the source of funds contemplated for this is expected to be included in the 1976-80 Five Year Plan and therefore not available until 1976.

cont'd ....

Clause No. 5 (cont'd)

With these points in mind,

I RECOMMEND THAT \$2,000,000 BE TRANSFERRED FROM THE 'SPECIAL PROPERTY SALES RESERVE' TO A 'FALSE CREEK INTERIM FINANCING RESERVE' AND THAT \$1,000,000 BE TRANSFERRED FROM THE '1974 CURRENT SURPLUS ON REVENUE ACCOUNT' TO THE 'CAPITAL RESERVE' AND THAT THIS \$1,000,000 BE THEN APPROPRIATED TO THE 'FALSE CREEK INTERIM FINANCING RESERVE'.

Also, in order to reserve additional funds for interim financing for False Creek Area 6, or in order to finance unexpected costs that may arise in the development of Area 6, and to finance preliminary work in area 10,

I FURTHER RECOMMEND THAT THE COUNCIL RECOMMEND TO THE 1975 COUNCIL THAT \$1,000,000 OF THE '1975 SUPPLEMENTARY CAPITAL BUDGET' BE RESERVED AND APPROPRIATED TO THE 'FALSE CREEK INTERIM FINANCING RESERVE'.

NOTE: The above two recommendations do not create any spending authority. They only reserve funds for the stated purpose. Specific spending authorities must still be sought from Council through a False Creek Development Capital Budget being prepared for submission to Council shortly. Also, it should be recognized that the \$3,000,000 dealt with in the first recommendation is not expected to be used up but only to serve as a financing buffer pending receipt of advances from the CMHC loan of \$10,000,000.

B) Property Purchase Fund for Servicing and Resale

This fund finances land assemblies, for consolidation and redevelopment, largely for housing purposes. The fund is going to be overexpended as of December 31, 1974. Much of the property in the fund could have just as appropriately been bought by the Housing Fund (1971-75 Five Year Plan Funds). Council earlier this year approved the assembly (City owned and privately owned properties) of three family housing sites.

I RECOMMEND THAT THE ACQUISITIONS FOR THE FAMILY HOUSING SITES CHARGED TO THE 'PROPERTY PURCHASE FUND' AND APPROPRIATE OTHER HOUSING SITES CHARGED TO THE 'PROPERTY PURCHASE FUND', BE TRANSFERRED TO THE 'HOUSING CAPITAL FUND' TO AN AMOUNT NOT IN EXCESS OF \$300,000 AND THAT \$200,000 OF PRIOR YEARS 'REVENUE SURPLUS' BE APPROPRIATED TO THE 'PROPERTY PURCHASE FUND FOR SERVICING AND RESALE'.

This would use most of the available funds in the Housing Capital Fund until some of the properties are disposed of in 1975. It may be appropriate to consider increasing this fund in 1975, when considering the 1975 Supplementary Capital Budget. It may also be appropriate to consider increasing the Property Purchase Fund."

The City Manager RECOMMENDS approval of the recommendations of the Director of Finance.

6. Britannia Community Services Centre -  
Advance Against 1975 Operating Budget

The Director of Finance has submitted the following report:

"On December 11, 1973 Council approved an interim operating budget of \$31,500 for approximately ten months in 1974 re the administrative start-up costs of the Britannia Community Services Centre.

The Executive Director of the Centre will be submitting a budget in mid January 1975 covering the operating costs of the various Centre facilities which are scheduled for completion in 1975. In the meantime it will be necessary to provide for the on-going administrative costs until this budget is approved.

Recommendation

It is recommended therefore that the sum of \$6,600 be advanced to the Centre to cover administrative costs for the months of January and February 1975 pending receipt of the 1975 operating budget of the Britannia Community Services Centre."

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance.

CONSIDERATION

7. Social Planning Department  
Artists Gallery

The Director of Social Planning reports:

SUMMARY

Funds in the amount of \$11,130 are requested to cover the cost of salaries for the two Curators of the Local Initiatives Program Artists Gallery.

The Social Planning Department's Artists Gallery has been in operation since December 1971 when its first LIP grant was received.

City Council has always contributed funds towards the operation of the program because the 17% for materials and administration has been inadequate to cover the operational costs. Also the City's contribution has always been required to carry the program on between LIP grants

The pattern of LIP funding has been such that a gap ranging from one to six months occurs between grants and in the absence of City funds it would be necessary to close the Gallery down, lay off the Curator and her Assistant and perhaps call in works of art that are on loan throughout the City.

The program carried on during the period from June through November 1974 without LIP funding.

The City paid administration costs during this period and works of art were donated to the City in exchange for use of the gallery for exhibitions held there and in other places throughout the City.

On October 22 Council approved the report of the Standing Committee on Finance which included the recommendation that another LIP application be made for the Artists Gallery project. However, no City contribution was requested because it was hoped that the costs of the two staff persons could be covered entirely from the LIP contribution. A LIP grant was subsequently received on December 1, 1974.

Unfortunately, the salaries of the two staff persons cannot be picked up by LIP Funds because they are not "unemployed" as required under the terms of the Manpower Agreement. Consequently I am requesting funds in the amount of \$11,130 to cover costs of wages for the Curator and her Assistant. These funds will be sufficient to continue the program for 7 months, which is one month beyond the expiry of the present LIP funding.

RECOMMENDATION

That Vancouver City Council approve the granting of funds in the amount of \$11,130 to cover costs of wages for the Artists Gallery Curator and her Assistant in advance of the 1975 budget. "

The City Manager submits this report for CONSIDERATION of Council and if Council approve of the funds, RECOMMENDS that the Director of Social Planning report on the continuation of this programme in five months' time.

FOR COUNCIL ACTION SEE PAGE(S) 909-910

PERSONNEL MATTERS

A-8

RECOMMENDATION

1. Downtown Team - Temporary Staff  
and Office Space - January - March, 1975

The Director of Planning reports as follows:-

"In the near future, Council will be receiving a full report on the 1975 Work Program of the Downtown Study Team and related matters.

Until Council receives this forthcoming report, there are two items which require immediate action to ensure the continued operation of the Downtown Study Team.

- (a) Extension of three existing temporary staff positions which terminate December 31, 1974, to the end of March, 1975.
- (b) Extension of the lease of office space at 456 West Broadway which also expires December 31, 1974, to the end of March, 1975.

(a) Temporary Staff

On November 12, 1974, Council approved a work schedule for the Downtown Study Team covering the immediate period, November 1974 to March 1975.

The major objective of the work schedule is to produce, by March 27, 1975, zoning recommendations for the Downtown in the form of a package which could be forwarded to Public Hearing for later enactment.

The program assumes that the three existing temporary staff positions of Planner I, Planning Assistant III and Clerk-Stenographer III will be made permanent. The three positions terminate December 31, 1974.

In discussion of this matter on October 31, 1974, the Standing Committee of Council on Civic Development agreed that:-

"Serious thought should be given to making the three temporary positions permanent."

Prior to City Council receiving and considering a detailed report in the near future on staffing, office accommodation and work program, it is requested that the temporary positions be extended for a three month period, January-March, 1975, with costs estimated as follows:-

Salary:	3 Months
1 Planner @ \$1,208 p.m.	\$3,624
1 Planning Assistant @ \$883 p.m.	\$2,649
1 Clerk Stenographer @ \$622 p.m.	\$1,866
	<hr/>
	\$8,139
	<hr/>
Fringe benefits @ 12½%	\$1,017
	<hr/>
Total Salary Costs	\$9,156
	<hr/>

(b) Temporary Office Space

Until the question of the office location of the Downtown Study Team is resolved, it is recommended that the existing space at 456 West Broadway be leased for a further 3-month period, January-March, 1975.

Clause No. 1 (Cont'd)

The estimated operating costs are as follows:-

Rental	\$1,125
Telephone, janitorial, office supplies	\$3,562
Printing and reproductions	\$2,000
	<hr/>
	\$6,687
	<hr/>

Recommendations

The Director of Planning recommends that:-

1. The three temporary positions of Planner I, Planning Assistant III and Clerk Stenographer III be extended until March 31, 1975, and the funding of \$9,156 for salaries be approved in advance of the 1975 Budget.
2. The continuing office location at 456 West Broadway be approved until March 31, 1975, and that the operating costs of \$6,687 be approved in advance of the 1975 Budget. "

The City Manager RECOMMENDS approval of the foregoing recommendations of the Director of Planning.

2. Leave of Absence without pay: Mr. Gordon R. Anderson, Vancouver Firefighters' Union, Local 18

The Director of Personnel Services reports as follows:

"A request has been received from the Vancouver Firefighters' Union for a leave of absence without pay for Mr. Gordon R. Anderson, for the purpose of conducting Union business on a full time basis.

It has been previous practice to submit such requests on the basis of one year terms, and Council approved such requests on behalf of Mr. Anderson on November 16, 1971, November 7th, 1972 and November 6, 1973. The leave of absence granted by the latter resolution expires on December 31, 1974.

It would seem less cumbersome at this point to approve Mr. Anderson's leave of absence without an expiry date since his term of office with the Union could well be lengthy.

I, therefore, RECOMMEND that Mr. Gordon R. Anderson be granted a leave of absence without pay, effective January 1, 1975, such leave to continue until his term of office with the Union expires and he wishes to return to the employ of the City.

This recommendation has been discussed with the Fire Chief, who is in agreement."

The City Manager RECOMMENDS that the above recommendation of the Director of Personnel Services be approved.

PROPERTY MATTERS

RECOMMENDATION

1. Sale of Approximately 10.2 Acre Site at Adanac and Cassiar Streets to the Provincial Government for Co-operative Housing

The Supervisor of Property & Insurance reports as follows:-

"On April 23, 1974, Council approved, in principle, the sale of a site of approximately 10.2 acres situated at Adanac and Cassiar Streets to the Provincial Government for lease to a Housing Co-operative Society for the development of low-density apartments, town-houses, duplex and detached units. Since that time, negotiations have been carried out with the Provincial Government with respect to the purchase price.

The Government accepted the City's estimate of market value set at \$1,387,000.00, but submitted an offer suggesting that the City retain a 1/3 undivided interest in the property and that the Province buy the remaining interest for the sum of \$925,000.00. This offer was considered by Council on August 27th, 1974, but was referred back for more detail.

Discussions with Mr. George Chatterton, Associate Deputy Minister of Housing have resulted in a proposal suggesting a partial exchange of this land for property owned by the Government at 6th Avenue and Laurel Street, with the difference in value being paid by the Government in cash.

The scheme adopted by Council for the development of False Creek Area 6, indicates that the property now owned by the Government and included in this report as part of the exchange forms part of the land bridge over 6th Avenue adjoining the slopes of the flats. In addition to the land bridge, this land swap would enable the City to arrange for the development of the residual land for some form of housing in the Fairview Slopes. The Director of Planning favours the acquisition of these CRM2-3 zoned lands. City ownership of this property would enable the development of that portion of the scheme in precisely the manner called for and in this respect it would be opportune for the City to take advantage of the exchange proposition.

The following proposal, which has been agreed to by the Provincial Government, is submitted to Council for approval:

In exchange for Government-owned Lots 7-14 inclusive, of Block 296, and Lot 13 of Block 298, all in District Lot 526, plus the sum of \$815,750.00, the City will convey to the Provincial Government Lot A, and the abutting road allowance on the easterly side of the lot, N.E.¼ Section 26, N.W.¼ Section 27, on the following conditions:

- (a) Lease of the site by the Government to a Housing Co-operative Society for the development of low-density apartments, town-houses, duplex and detached units to a density not to exceed 25 units per acre, building not to exceed two storeys in height. (This condition was set by Council April 23, 1974)
- (b) Consolidation of Lot A with the 40-foot wide street allowance adjacent to the Easterly boundary; the Province to grant the City an easement over this portion of the site for existing utilities.
- (c) The Province to obtain a Development Permit and the date of sale to be 120 days from the date of Council's approval of the sale or the date of issuance of the permit, whichever is the sooner.
- (d) Documentation satisfactory to the Director of Legal Services

Clause No 1 (Cont'd)

whereby the City will have the option to repurchase the site at the net sales price in the event construction (to the point of completion of the foundations) has not commenced within 12 months from the date conveyance of the City-owned property to the Provincial Government is effected.

- (e) Payment by the Province of any registration fees and all taxes.

It is therefore RECOMMENDED That the foregoing proposal be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

"APPROVAL OF THIS REPORT REQUIRES A TWO-THIRDS MAJORITY OF ALL COUNCIL."

2. Rental Review - Widening Strip N/S of Point Grey Road  
East of Wallace Street Adjoining Parcel A, D.L. 448 & 538

The Supervisor of Property and Insurance reports as follows:

"In 1957, the Jericho Tennis Club purchased Wallace Street end. As part of the purchase agreement, the tennis club were required to dedicate a portion of Lot A, D.L. 448 & 538, measuring approximately 275' x 25' for the widening of Point Grey Road; East of Wallace Street, at no cost to the City.

The tennis club has leased the widening strip since January 1st, 1960 for partial use as tennis courts, the balance being maintained in grass and shrubs. The 10 year lease is now subject to a five year rental review and the Jericho Tennis Club concur with the recommendations of the Supervisor of Property and Insurance that the rental be increased from \$150.00 per annum, plus taxes, as if levied to \$350.00 per annum, plus taxes as if levied, effective January 1st, 1975.

Recommended that rental of the subject widening strip leased to the Jericho Tennis Club be increased to \$350.00 per annum, plus all taxes as if levied, effective January 1st, 1975."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

3. Lots 13 & 14, Block A2, D.L. 2037  
S.E. Corner Main Street & Terminal Avenue

The Supervisor of Property & Insurance reports as follows:-

"Lots 13 & 14, Block A2, D.L. 2037, Situated at the South-east corner of Main Street and Terminal Avenue are leased to Gulf Oil Canada Ltd. for gas station purposes until December 31, 1988, (which is the common expiry date for leases of City land in the immediate area), at a rental of \$717.00 per month plus taxes as if levied, the rental being subject to review every five years.

Gulf Oil wish to demolish the old gas station building, which is 36 years old, and construct a self-serve gas station at an estimated cost of \$235,000.00.

Cont'd.....



Clause No. 3 (Cont'd)

After negotiations, they make the following proposal:-

A new lease agreement to be drawn up on the following basis:-

- (a) Gulf Oil to demolish the existing facility and to construct a self-serve gas station as detailed on their Drawings No. 74-9089 and No. 74-7336;
- (b) RENTAL:----- \$16,771.00 per annum plus taxes as if levied.  
(Billed monthly)
- (c) DATE OF COMMENCEMENT:- February 1, 1975 or the date the Development permit is issued, whichever is the earlier
- (d) RENTAL REVIEW: - Every 2½ years,  
And to be:  
Market Rental Value  
Plus  
Taxes as if levied
- (e) BUILDINGS AND LESSEE'S FIXTURES: --- All buildings and Lessee's fixtures, except signs and trademarks, are to be considered as City property.  
Lessee is obligated to remove all buildings, fixtures, and tanks on expiry of lease, if requested by the City.
- (f) OUTGOINGS AND REPAIRS:---- Lessee to pay all outgoings and keep the building and improvements in repair to the standard of a prudent owner.
- (g) INSURANCE:----- City to insure buildings against Fire, and Lessee to carry Public Liability Insurance in an amount satisfactory to the Director of Legal Services.
- (h) AGREEMENT:----- To be drawn satisfactory to the Director of Legal Services.

RECOMMENDED that a new lease agreement be drawn up between Gulf Oil Canda Ltd. and the City of Vancouver re Lots 13 & 14, Block A2, D.L. 2037, subject to the foregoing Conditions '(a)' to '(h)'. " -

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

4. Rental Review -  
Cafeteria Lease - City of Vancouver to CNIB

The Supervisor of Property & Insurance reports as follows:-

"Lease and operation of the City Hall cafeteria and East Wing staff lunchroom was awarded to the CNIB for a period of three years, May 1st, 1971, to April 30th, 1974, at a rental of \$2,400.00 per annum. The lease contains a 2-year Right of Renewal and the CNIB wish to exercise their option in accordance with the conditions of the lease. During the course of negotiations one particular item was reviewed and the following was agreed:-

- 1. Article 25 - Use of premises - Amend the hours of operation for the East Wing lunchroom from  
9:00 a.m. to 5:00 p.m. to  
8:00 a.m. to 4:30 p.m.  
each day the City Hall is open to the general public.

Further negotiations with regards to the rental are now finalized and Cater Plan Services, a division of the Canadian National Institute for the Blind, concur with the recommendations of the Supervisor of Property & Insurance that the rental for the period May 1st, 1974, to April 30th, 1976, be increased to \$3,120.00 per annum.

It is, RECOMMENDED That the lease dated May 1st, 1971, in favour of the Canadian National Institute for the Blind be renewed for a further two year term as follows:

TERM: May 1st, 1974, to April 30th, 1976

RENTAL: \$3,120.00 per annum

CONDITIONS: As contained in the current lease with the exception of the Right of Renewal Clause, and Clause 25 which shall provide for the East Wing lunchroom to be in operation from 8:00 a.m. to 4:30 p.m. of each day the City Hall is open to the general public.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

5. Rental Review: Lot 4, Block 3, D.L. 200 A and Lot 2, D.L. 2037 and Portion of Parcel A, D.L. 2037.  
Situated 107 East 1st Avenue

The Supervisor of Property & Insurance reports as follows:-

"On March 23rd, 1965, Vancouver City Council approved a report dated March 17th, 1965, from the Board of Administration, Property Matters, dealing with the right-of-way for the Columbia-Quebec Connector, and a proposed resubdivision of lands owned by City Construction Co. Ltd. and Alco Investments Ltd. on the North side of First Avenue between Main and Ontario Streets. In addition to their ownership, City Construction Co. Ltd. occupied the above described City-owned water lot abutting Ontario Street under a 21-year lease dated 26th day of November, 1953, at a rental based on 6% of the assessed value of the lands, plus all taxes as if levied. As part of the negotiated settlement for the Columbia-Quebec Connector right-of-way, City Council agreed to extend the lease period for an additional 21 years.

For the period December 1st, 1967 to and including November 30th, 1974, the lessee paid annually an amount equal to 6% of the assessed value of the land, plus all taxes as if levied (this was in accordance with the original leasehold terms).

Clause No. 5 (Cont'd)

For the period December 1st, 1974 to an including November 30th, 1995, the lessee is to pay annually an amount equal to 6% of the market value, plus all taxes as if levied with the rental being adjusted at 5-year intervals thereafter. By assignment, the lessee is now Ashland Oil Canada Ltd., and a rental review has now been carried out and discussions held with Ashland Oil.

In accordance with the terms of the lease and on the basis of an established rate of 6% of Market Value of land, the Supervisor of Property and Insurance has recommended a rental increase from \$9,064.14 per annum, plus all taxes as if levied, to \$44,000.00 per annum, plus all taxes as if levied. Ashland Oil Canada Ltd. by letter dated October 8, 1974, reluctantly agreed to the proposed increase.

RECOMMENDED That, effective December 1st, 1974, the annual rental of City-owned Lot 4, Block E, D.L. 200A, Lot 2 of D.L. 2037 and Portion of Parcel A, D.L. 2037, known as 107 East 1st Avenue, leased to Ashland Oil Canada Ltd., be increased to \$44,000.00 per annum, plus all taxes as if levied. "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

6. Arbutus-Burrard Connector  
2131 Burrard Street and 1830 West 5th Avenue  
Take-Over of Management Function and Assignment  
of Leases

The Supervisor of Property & Insurance reports as follows:-

"City Council on July 17, 1973, approved the acquisition of the above property for the sum of \$700,000.00 and on October 1st, 1973, the City took over ownership of the building.

This major commercial building is completely rented to three major tenants with one tenant, Basil James McLaren of McLaren Electric Ltd. being responsible for all expenses except roof and structural repairs, and also acts as building manager. Thus the City enjoys a virtual net income and this situation will prevail until December 14, 1975, under the terms of the lease.

It is noted that at the time the City assumed ownership of the building, \$6,000.00 was withheld from the purchase price because of pending litigation between Mr. McLaren and the former owner because of B.C. Hydro and tax escalation costs relative to one of the leases. Mr. McLaren also held back \$200.00 per month rental from his Management lease.

Lately Mr. McLaren has moved his administrative quarters to a new building in Burnaby while retaining show room space in the above building.

Because of this lack of on-site control of a City-owned building and because of the fact that Mr. McLaren has the right to remain as lessee until December 14, 1977, (2-year extension, drops management provisions) the Property & Insurance office commenced negotiations with Mr. McLaren and the former owner to take over control of the building under terms and conditions satisfactory to the City and also resolve the differences between the parties. Regarding lease tenure, Mr. McLaren has sub-leased space under his control to four tenants and these and his own lease would have to be broken by the City if the land was required for the Connector before the end of 1977.

The following proposal as outlined below has been accepted by the owner with the City assuming management of the building January 1st, 1975.

- (a) McLaren Electric Ltd. & Basil James McLaren leases to be cancelled.

Clause No. 6 (Cont'd)

- (b) McLaren Electric Ltd. to enter into a new lease with the City to expire December 31st, 1976, at a rental of \$1,800.00 per month (present rental) for January and February, 1975, and \$2,400.00 per month for the balance of the term. McLaren Electric Ltd. to have the right to sub-lease or assign.
- (c) Alternative lease arrangements to be made with sub tenants of McLaren Electric Ltd. and Basil James McLaren. These sub leases represent \$23,511.00 yearly revenue.
- (d) Basil James McLaren to pay all rental arrears to the City in the amount of \$2,792.33.
- (e) City to release \$6,000.00 holdback cheque to the former owner.
- (f) City to assume building expenses and take over building management.

In summary, the City is now receiving \$65,217.96 annually from the leases now in effect, plus full taxes which for the year 1974 amounted to \$13,817.87. The City did assume one B.C. Hydro Account at approximately \$150.00 per month because of the dispute between Mr. McLaren and the former owner, so that the City's net income from this property for the past 12 months has been approximately \$63,400.00, plus full taxes.

Under the new proposed arrangement the following is estimated  
Net Income:

Rentals: (Actual)

McKay Systems	\$26,034.00	
Burrard Design Panel	15,000.00	
McLaren Electric Ltd.	28,800.00	*Commencing March 1st, 1975

Sub-leases:

B.C. Teachers' Federation  
Trend Kitchen Centre Ltd.  
Mardon & Campbell Insurance Agencies Ltd.  
Robo Plaster Co. Ltd.

23,511.00  
\$93,345.00

Less Expenses as per 1973  
Statement supplied by Mr.  
McLaren (Estimated) \$12,379.00  
Net Income \$80,966.00

In addition, under the tax escalation clauses in the leases now in force, some tax revenue would accrue to the City. In 1974 this tax escalation amounted to \$4,988.40. Also, some of the sub-leases have expired and the lessees are on a month-to-month basis. If the City postpones construction of the Connector, rentals can be increased at some time in the future. Finally, under the proposed arrangement, the City will have full & proper control of the building.

RECOMMENDED That the Above rental arrangements be made to the satisfaction of the Director of Legal Services and the Supervisor of Property & Insurance.

Cont'd.....

Clause No. 6 (Cont'd)

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

7. Lease Renewal - 1220 Raymur Avenue  
Lots 1 - 7 and Lots 29 & 30, Block 117, D.L. 181

The Supervisor of Property and Insurance reports as follows:-

"Lots 1 - 7 and Lots 29 & 30, Block 117, D.L. 181 plus Lot 3, Block 1, D.L.'s 181, 196 and 2037 were leased to T. & H. Cariboo Transport in 1968 for the sum of \$3,690.00 per annum, plus taxes, with the lease terminating December 31st, 1974. This lease was later assigned to Mr. W. H. Johnston, now a principal in Nickel's Cartage Co. Ltd.

Nickel's Cartage Co. Ltd. has requested a long term lease of the property with an Option to Purchase. The Department of Planning & Civic Development have stated they are not in favour of a long term lease unless the lessee, who owns one lot in the block, were to enter a major redevelopment scheme as the buildings on the site are an extreme underdevelopment, in addition to being relatively unattractive.

In view of this, negotiations were entered with the company on the understanding that unless they were prepared to enter into some redevelopment, the lease would be on a yearly basis. The company decided that it could not enter into any major redevelopment and have agreed to a one year lease. Under the terms of the expiring lease, the buildings revert to the City and the company will now pay rent for the buildings in addition to the land.

The new lease rate is much higher than formerly and the company has decided that they cannot make sufficient use of Lot 3, Block 1, D.L.'s 181, 196 and 2037 to warrant the rental and have asked to have it removed from the lease.

The present lease covers approximately 53,915 sq. ft. of land and the new lease will be for approximately 27,825 sq. ft. of land and 2900 sq. ft. of building.

The Supervisor of Property and Insurance is of the opinion that the following offer represents current rental value and it is,

RECOMMENDED that:-

- (a) Lots 1 to 7 and Lots 29 & 30, Block 117, D.L. 181 be leased for a term of one year from January 1st, 1975 to December 31st, 1975 to Nickel's Cartage Co. Ltd.;
- (b) The rental to be \$22,296.00 per annum plus taxes as if levied;
- (c) The City to insure the building against loss or damage by fire;
- (d) The City to be responsible for structural repairs only;
- (e) The lease to be drawn to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

WORKS & UTILITY MATTERS

RECOMMENDATIONS:

1. The Role and Function of 37th Avenue: Cambie to Camosun

The City Engineer reports as follows:

"The traffic function of 37th Avenue, particularly west of Cambie Street, has been uncertain in many people's minds over the years. This report, therefore, provides background information, information about 37th Avenue's current physical status and its usage, and a recommendation about its role in the street system.

A. BACKGROUND

In the 1928 Bartholomew Major Street Plan for Vancouver and Point Grey, 37th Avenue from Cambie to Camosun was identified as an arterial with an ultimate development of four lanes on a 66 foot street allowance. The adjacent east-west arterials in this plan were to be 29th Avenue (six lanes on an 80 foot street allowance) and 41st Avenue eight lanes on a 100 foot street allowance). No major improvements were made to 37th Avenue following presentation of the Bartholomew report.

In the 1947 Bartholomew Major Street Plan for Vancouver, 37th Avenue was again recommended as a major street including extending it from Cambie to Main. Again, 37th Avenue was proposed to be a four-lane arterial with a 66 foot street allowance. In this plan 29th Avenue was re-affirmed as a major street (but with a 66 foot street allowance instead of 80 feet as proposed in the 1928 Plan), 33rd Avenue was designated as a major street from Camosun to Cambie (four lanes on a 66 foot street allowance) and 41st Avenue was re-affirmed as an arterial (eight lanes on 100 foot street allowance). Again no major improvements were made to 37th Avenue following presentation of the 1947 Bartholomew Plan.

In 1963, the Engineering Department reviewed the 1947 and 1928 major street plans and in general throughout the City reduced the number of proposed arterial streets and reduced Bartholomew's maximum number of lanes on an arterial from ten to six.

In the central Point Grey area, the east-west arterial streets designated were King Edward Avenue (maximum development: six lanes), 33rd Avenue (maximum: four lanes), and 41st Avenue (maximum: six lanes). The basic major street system resulting from the 1963 review was a ½-mile grid compared to the ¼-mile grid in many areas proposed by Bartholomew. In the 1963 review, 37th Avenue was designated as local residential street.

B. EXISTING CONDITIONS

I. Physical

The current development of 37th Avenue is as follows:

- (a) Camosun to Dunbar: curbed, paved 27 foot width (local street standard)
- (b) Dunbar to West Boulevard: seven blocks unimproved;
  - : two blocks curbed; paved: 32 foot width
  - : one block curbed; paved: 27 foot width
- (c) West Boulevard to Granville: one block unimproved;
  - : four blocks curbed one side only: 27 foot pavement
  - : one block curbed, paved: 36 foot pavement
- (d) Granville to Cambie: one block unimproved
  - : eight blocks curbed, paved: 36 foot pavement width: (because of heavy on-street parking, higher than normal usage re: instructions: Oak to Cambie etc.)

II. Traffic Volumes

Afternoon peak hour traffic volumes (two-way) on 37th Avenue and adjacent east-west arterials are shown in the following table:

Clause 1 Cont'd

PM PEAK HOUR TWO-WAY VOLUME

	Near Dunbar	Near West Boulevard	Near Granville
on 33rd Avenue	200	600	650
on 37th Avenue	150	400	125
on 41st Avenue	1000	1200	1500

Desirable maximum volumes on a local street are in the order of 60 - 90 vehicles (two-way) in the peak hour. The volumes on 37th Avenue exceed this considerably at a number of locations. In particular, 37th Avenue near West Boulevard carries 2/3 of the traffic volume of the designated arterial street, 33rd Avenue.

III. Other Items

37th Avenue is one of the few east-west streets that has a crossing of the Arbutus railway tracks. This crossing undoubtedly contributes to some of the higher uses of 37th Avenue in this area.

Along 37th Avenue, the zoning is basically RS-1, however, there are two major CD-1 zonings adjacent 37th Avenue - the Van Dusen Botanical Gardens/Apartment complex between Oak and Granville and the Workmen's Compensation complex at 37th Avenue and Heather.

C. ROLE OF 37TH AVENUE

In relation to the City-wide arterial street system with its basic 1/2-mile grid, 37th Avenue does not "fit". The 1/2-mile grid evolved from consideration of transit route spacing to provide a reasonable walking distance to transit routes while at the same time retaining reasonably large neighbourhoods (1/2-mile square) between the arterials.

Over the years 37th Avenue has become used as more than a local street, however, apart from certain stop signs that were installed on an accident warrant, usage of 37th Avenue has not been fostered by the installation of traffic controls that would be appropriate to an arterial street. On certain sections of 37th Avenue, a pavement width wider than the normal local residential width has been built because of usage, parking adjacent developments such as the Workmen's Compensation complex, and in anticipation of vehicular activity generated by the Van Dusen Gardens, etc. Such wider pavements are not intended to facilitate 37th Avenue's use as a route like an arterial, but are to deal with unusual local conditions because of particular developments.

Obviously, merely classifying 37th Avenue as a local street does nothing to discourage or eliminate the higher than normal traffic volumes now using the street. Certain conditions causing higher than normal usage are also unlikely to change (railway crossing, etc.) and in defining a role for 37th Avenue, this must be recognized. However, it would still be desirable to reduce traffic volumes on 37th Avenue substantially. Achieving a downgrading of 37th Avenue will displace traffic to other east-west arterials.

To de-emphasize any appearance 37th Avenue may have of being a "through" street, the existing stop sign treatment along 37th Avenue should be revised to "stop" 37th Avenue more for the intersecting streets. Between Dunbar and Cambie there are 25 intersections with north-south local streets. The existing stop sign arrangement is as follows:

- (a) 17 intersections: no controls
- (b) 7 intersections: north-south streets stopped
- (c) 1 intersection: 37th Avenue stopped

The basic thrust of a revised stop sign arrangement would be to increase the number of locations where 37th Avenue is stopped by installing stop signs at some un-controlled intersections and by reversing some existing stop signs from the north-south street to 37th Avenue.

It is not certain that the revised stop sign treatment will be completely effective in discouraging the excess traffic now using 37th Avenue, but such a treatment is the best first step available.

Clause 1 Cont'd

D. IMPACT ON 33RD AVENUE/41ST AVENUE

De-emphasizing and discouraging 37th Avenue's use as an arterial route will result in some traffic choosing other arterial routes. The adjacent arterials are 33rd Avenue and 41st Avenue.

Because of the existing use of 41st Avenue in the vicinity of West Boulevard and because many of the trips would be oriented to an area north of 41st Avenue, it is unlikely that a significant volume would divert to 41st Avenue.

A more logical arterial for the diverted traffic would be 33rd Avenue which is not as attractive a route as it might be because it is not developed to arterial standards, but is in general, under-used for the capacity available.

As the table of traffic volumes show, the highest use of 37th Avenue is adjacent West Boulevard. The S/B to W/B right turn from West Boulevard represents approximately 100 vehicles of the 400 on 37th Avenue and much of this volume should be using a 33rd Avenue route west from Arbutus Street. These additional traffic demands on 33rd Avenue will create a need to provide some pavement improvements and some additional parking prohibitions. These changes are in keeping with 33rd Avenue's role as an arterial in the City street system. (It should be noted that proposed standard arterial improvements to 33rd Avenue between Cambie and Arbutus were rejected by Council in August, 1974).

E. SUMMARY AND CONCLUSIONS

In earlier major street plans, 37th Avenue had been identified as an arterial street. In current thinking, 37th Avenue is not to be an arterial and any recent pavement construction has reflected that thinking. Higher than normal usage is experienced on 37th Avenue because of certain developments and those conditions must be considered in defining 37th Avenue's role. Our recent review confirms 37th Avenue as a non-arterial street in the City street system. Traffic conditions on 37th Avenue are incompatible with this local residential function. As part of the de-emphasizing of 37th Avenue. The de-emphasis of 37th Avenue will require the provision of additional facilities on 33rd Avenue.

F. RECOMMENDATIONS

Accordingly, it is RECOMMENDED that:

- i. 37th Avenue be confirmed as a non-arterial street: (if Council approves this recommendation, the City Engineer will revise the current stop sign arrangements along 37th Avenue to emphasize its non-arterial status, including installing new stop signs where appropriate).
- ii. Council instruct the City Engineer to advance the Local Improvement for the paving of the following sections of 33rd Avenue:
  - (a) between Arbutus and McKenzie: 42 foot ± pavement (three blocks out of eight now paved to 42 feet)
  - (b) between Pine Crescent (railway right-of-way) and Arbutus: 42 foot ± pavement.

(Funds are not available in the current five-year Capital Plan and the City share would need to be provided as Supplementary Capital.)"

2. Removal of Garbage from Strata Titles Condominiums

The City Engineer reports as follows:

"On 10 December, 1974, the Standing Committee of Council on Housing approved a recommendation that "Council establish a policy of free garbage removal from condominiums the same as currently in effect for single family dwellings and duplexes." I understand this Recommendation is to be before Council Tuesday.

The Board of Administration report of April 9, 1974, included certain information on this matter but that information is not now current and there are certain additional aspects that Council should be aware of when considering a policy change. I have checked with the Chairman of Housing Committee who is in agreement that the most current information including all aspects should be before Council when considering this matter.



Clause 2 Cont'd

The City Engineer RECOMMENDS that consideration of this matter be deferred until a report is submitted by the City Engineer which will provide more complete and up to date information concerning free garbage removal for condominiums."

RECOMMENDATION AND CONSIDERATION:

3. Redevelopment of East 37th Avenue - Fraser to Inverness Streets to Provide 27 Ft. Roadway on 50 Ft. Allowance

On June 8, 1971, City Council considered a report dated June 4, 1971, by the Supervisor of Property & Insurance and the City Engineer concerning the marketing of certain City-owned lots on 37th Avenue between Chester and Inverness Streets. In considering the above-noted report Council resolved "that the aforementioned City-owned lots be withdrawn from sale and the City Engineer report to Council on a recommended width for this street in this area."

The June 4, 1971, report was made to Council after a petition with approximately 200 names of residents in the area protesting the sale of the City-owned lots and a petition with eight names of residents on 37th Avenue supporting the sale of the City-owned lots were received.

This report discussed the possible street allowance width for 37th Avenue, the effect on properties on the north side of 37th Avenue, financial implications, ways of implementing a wider allowance and summarized the present street allowance conditions. The street allowance in this residential area is only 33 feet wide. The report concluded that a 24-foot pavement could be built on this existing allowance and the City Engineer's recommendation was that the street allowance remain at 33 feet. This recommendation was not accepted by City Council at that time. The City Engineer was instructed to prepare plans and report back with respect to the development of a 50-foot street allowance. This meant that the City must acquire additional property for the widening. From this report to the present time, property costs have escalated severely.

In subsequent Board of Administration reports to Council dated August 13, 1971, February 4, 1972, and August 31, 1972, Council considered various recommendations pertaining to the redevelopment of 37th Avenue and Council instructions to the City Engineer and Supervisor of Property & Insurance are summarized as follows:

A Building Line be established on the north side of 37th Avenue to widen the street allowance from 33 feet to 50 feet. (This would enable a 27-foot pavement and 11.5-foot boulevard to be installed rather than a 24-foot pavement and 4.5 foot boulevard normally installed on a 33-foot street allowance.)

Additional lots be purchased by the City on a long term basis only as properties become available and are offered to the City at a fair market price or when the owner makes application to carry out major repairs.

The 16-foot portion of the lots surplus to the street allowance be sold to the abutting owner for \$100 each.

The City Engineer reports as follows:

"Of the lots on 37th Avenue held by the Property and Insurance Office for the widening of the street allowance, one has been purchased by the Engineering Department and the balance of this lot not required for street purposes has been sold to the abutting owner for \$100.00. Five other offers to purchase are being held in abeyance pending consideration of this report.

The status of the balance of the lots required for street allowance widening and held by the Property & Insurance office for purchase by the Engineering Department or to be acquired by the Property and Insurance Office is summarized as follows:

Clause 3 Cont'd

<u>Number of Lots Held by P. &amp; I.</u>	<u>Total Cost to Engineering Dept.</u>
8 Tax Sale Lots and 2 Capital Assets Lots - 1971 market value \$11,000 each	\$ 110,000
4 Lots acquired since August, 1972	108,904
<u>Property Not Yet Acquired by P. &amp; I.</u>	
3 Lots (1974 estimates)	<u>150,000</u> (est.)
Total Cost	<u>368,904</u> (est.)

The sum of \$368,904, is the estimated amount required to acquire property in order to widen 37th Avenue between Fraser and Inverness Streets from 33 feet to 50 feet to accommodate a 27-foot pavement and 11.5-foot boulevards.

In addition to the cost of property acquisition, the City's share of the cost to construct a 27-foot pavement with curbs on the five uncurbed blocks and replace the 24-foot pavement with curbs with a 27-foot pavement with curbs centered on a 50-foot street allowance on the four improved blocks is estimated at \$172,000 in 1974 dollars.

The total estimated cost to the City for this redevelopment, therefore, is now \$540,900 which is an increase of \$121,600, or 30% over the estimate of \$419,300 reported in 1972. This is a high City cost for the extra three feet of pavement. Furthermore, the sale of 16 ft. strips to adjacent property owners at \$100.00 is very low at today's prices.

Funds

The funds necessary to purchase the required lots are not available in the current Streets Basic Capital Budget and when the Engineering Department asked for funds in the 1974 Supplementary Capital Budget to cover the Engineering Department's share of the four lots to be subdivided, the Finance Committee recommended that funds be included in the 1976-80 Capital Work Program.

Council Consideration

In view of the large increase in costs since 1971, this matter is brought forward in order that Council may have the opportunity of reassessing the plan to widen 37th Avenue before the 16-foot portions of the City lots are sold.

If Council confirms the widening of 37th Avenue between Fraser and Inverness Streets, it is recommended that sufficient funds be provided from Supplementary Capital to complete the five outstanding sales (\$54,500). The remaining costs of the properties have been put in the next Five Year Plan.

The Supervisor of Property and Insurance reports as follows:

"It is a policy established by Council that City-owned lands required for civic purposes be sold to the Department concerned at market value. In the matter of lands required for streets, the Engineer has been charged the market value current at the time of acquisition. Since Council's action of August 31, 1972, on the 37th Avenue widening situation, this office has received six offers from owners of abutting properties to purchase the surplus 16-foot portion of the adjacent City-owned land in each case for \$100.00. One sale to the abutting owner on this basis was approved by Council on July 17, 1973, and the sum of \$21,900.00 representing the market value of the lot less \$100.00 was charged to the Engineer's Account.

The other five offers to purchase the surplus portions of the City's lots have been received periodically since August, 1973, and have been held in abeyance pending preparation of this report and until sufficient funds could be found in the Engineer's Account to assume the balance of the market value in each case. However, these offers have been made in good faith, in accordance with Council's resolution and it is suggested they should be delayed no longer. To comply with the Subdivision Control By-Law, approval would require the sale of the widening strips to the Engineer and their dedication for highway purposes coincidentally with the sale of the 16-foot strips to the abutting owner and the consolidation of the strips with their lots.

Clause 3 Cont'd

The five outstanding applications are:-

Mr. and Mrs. R. Stefani 5324 St. Catherines	N. 16 ft. of Lot 18/8/668-670
Mrs. & Mrs. R. De Sousa 5328 Chester Street	N. 16 ft. of Lot 17/4/668-670
Mr. & Mrs. G. Whitlock 5343 St. Catherines	N. 16 ft. of Lot 19/6/668-670
Mr. & Mrs. B. Warner 5326 Somerville Street	N. 16 ft. of Lot 18/10/668-670
Mr. & Mrs. J. Molnar 5325 Somerville Street	N. 16 ft. of Lot 19/8/668-670

This report is submitted to Council for CONSIDERATION.

IF COUNCIL WISHES TO PROCEED WITH THE WIDENING of 37th Avenue, then it is RECOMMENDED that the foregoing sales be approved on the same conditions as the sale already approved (which have been agreed to by the prospective purchasers) that is:

- (a) Price of \$100.00 in each case, plus a proportionate part of the current year's taxes;
- (b) Administrative fee in each case of \$175.00 to cover survey, preparation of consolidation plans and registration fees;
- (c) Consolidation of the 16-foot strip in each case with the abutting property to form one parcel;
- (d) The City to prepare in each case subdivision plan, the deed of land for the 16-foot strip, the statutory declaration regarding citizenship; all other documents required by the Land Registry office to complete registration to be provided by the purchaser in registrable form.
- (e) The owner of Lot 17, Block 4 and of Lot 17, Block 10 to dedicate in each case the East 2 feet of their property for lane widening purposes.

The balance of the City's lots described above to be dedicated for street purposes and the balance of the market value of each lot, based on 1971 value of \$11,000.00 each, be charged to the Engineer's Account for the total sum of \$54,500.00 - this being the amount the Engineer requests from Supplementary Capital.

IF COUNCIL WISHES TO ABANDON THE WIDENING of 37th Avenue, then it is recommended that the vacant City-owned lots within this area be advertised for sale and tenders called for in accordance with the City's normal policy".

BUILDING AND PLANNING MATTERS

RECOMMENDATION:

- 1. Proposed Clinic for Occupational Therapy -  
1230 Comox Street

The City Building Inspector reports as follows:

"I have received an application from Milton Hicks, Architect, on behalf of the Greater Vancouver Mental Health Service to use the above existing wood-frame house to operate a clinic for occupational therapy.

The building is an old one-family dwelling, 2½ storeys plus basement, and is non-conforming with respect to the proposed use under the Vancouver Building By-law.

The applicant is prepared to renovate the interior and exterior of the building to provide adequate exit facilities and fire protection. The assessed value of the existing house is \$5,660.00 and the estimated cost of the proposed work is \$12,000.00.

Under Section 1.4.9 of the Building By-law, the City Building Inspector may only permit alterations to a non-conforming building up to 100% of the assessed value. The By-law does provide, however, for Council to approve alterations and repairs in excess of this value if considered desirable.

Since the proposed renovation work would make this building substantially in accord with present fire safety requirements, I am prepared to RECOMMEND approval, subject to the applicant obtaining a Development Permit to cover the change in use of the building."

FOR COUNCIL ACTION SEE PAGE(S) 9/3

Department Report, December 13, 1974 . . . . . (FIRE - 1)

FIRE & TRAFFIC MATTERS

RECOMMENDATION

1. Cassiar Street: Traffic Problems

The City Engineer reports as follows:

"On February 19, 1974, Council asked for a report on the traffic problems in the Cassiar Street/Highway 1 area and alternative solutions in cooperation with the Provincial Government.

Traffic Problems

The basic problem is that Highway 1 and the Second Narrows Bridge feed too much traffic onto Cassiar Street which was not designed and built for such volumes.

These high traffic volumes and the existing street pattern in the area result in the following:

- (1) lack of capacity for the heavy left-turn demands at Cassiar/Hastings;
- (2) left-turning traffic filtering through the adjacent neighbourhood to avoid Cassiar/Hastings;
- (3) traffic filtering through the neighbourhood to get to and from the P.N.E. park/ride parking lot;
- (4) higher than normal vehicular accidents (angle) at Cassiar/Adanac; and Cassiar/Hastings.

All these problems arise from a lack of road capacity to handle the traffic demands.

Alternative Solutions

- (1) Increase to road capacity  
50% to 60% of the traffic on Cassiar Street is through traffic, i.e., traffic going between Highway 1 and the Second Narrows Bridge. Therefore, if a special facility were provided for this traffic grade-street problems would be resolved. However, it is not possible to achieve more road capacity unless other streets that are now residential are used or a freeway link requiring the acquisition of more than 100 homes is built. (The Minister of Highways has stated that it is not his intention to construct a freeway extension along Cassiar Street to the Second Narrows Bridge.)
- (2) Improved Transit  
Improved transit services will provide an alternative for rush hour commuters primarily destined to downtown. Because such a high percentage of traffic on Cassiar does not go downtown, it is doubtful if improved transit facilities would have much impact on overall traffic conditions in this area.
- (3) Meter traffic off the freeway at the Cassiar/Highway 1 intersection  
This treatment would in effect store traffic on the freeway rather than on Cassiar Street. It would also prevent to some extent, filtering through the neighbourhood because volumes would be metered to match the capacity of Cassiar Street. This would deal only with northbound traffic because traffic off the Second Narrows Bridge is not controlled.
- (4) Improve 1st Avenue off-ramp and 1st Avenue  
This treatment would attempt to unload the freeway more at 1st Avenue and provide alternate routes via 1st Avenue for traffic destined towards downtown. Improvements to 1st Avenue would be required (widening from 4 lanes to 6 lanes) and other improvements such as left-turn bays might be required at certain intersections depending on what volumes choose what new routes.
- (5) Left-turn signals at Cassiar and Hastings  
This matter was the subject of a separate report to Council and new signal equipment will be installed to provide left turn phases. As stated in that report, however, this modification

Cont'd . . .

Clause #1 continued:

should not be considered as a cure for the overloading of the street at this intersection. It will provide for more left turns and should reduce accidents and filtering through the neighbourhood, but at the expense of some delay to through motorists.

(6) Signalize Cassiar/Adanac

This measure would help to reduce vehicular angle accidents at this location and would help pedestrians crossing Cassiar at this location. This measure would probably be combined with additional left turn prohibitions at the other minor streets along Cassiar, and is proposed for the 1975 signal program.

(7) Signal Improvement Costs

This section of Cassiar is effectively a short link of the provincial highway system which connects to the Highway 1 freeway to the east and the 2nd Narrows Crossing to the south. The planned signal improvements on Cassiar at Hastings and at Adanac would cost approximately \$50,000. Since these traffic signal improvements are required because of the function of Cassiar Street as a provincial highway, it seems reasonable and appropriate at this time, to request the Provincial Government to bear the total cost of this signal work.

SUMMARY

High traffic volumes and a lack of road capacity have resulted in a number of problems in the Cassiar Street area. There is no one acceptable solution, other than a freeway connection, that will solve all the traffic problems, although there are some minor changes (signals, turn prohibitions) that would provide some overall improvements in the accident problem and a reduction of traffic on residential streets. The only major work planned at this time is in the form of traffic signal improvements at the intersections of both Hastings and Adanac. The Provincial Government should be requested to bear the total cost of this work.

The City Engineer RECOMMENDS that Council request the Provincial Government to bear the full cost of the traffic signal improvements, estimated at \$50,000, at the intersections of both Cassiar and Hastings and Cassiar and Adanac Streets."

FOR COUNCIL ACTION SEE PAGE(S) 914

FINANCE MATTERS**B-7**CONSIDERATION AND RECOMMENDATION1. Christ Church Cathedral

The Director of Legal Services and the Director of Planning report as follows:

"The Director of Legal Services has received a communication from the solicitors for Grander Developments Limited, the owners of the lands lying to the North of Christ Church Cathedral and a portion of the North-east corner of the same block, containing a proposal that would permit the Grander lands and the Cathedral lands to be considered as one parcel in the future development by Grander of its lands.

In return for this transfer, the Cathedral lands would be limited for the next 106 years, should there be any redevelopment, to a density no greater than the floor space ratio of the existing Cathedral building and the height of building no greater than that of the present building (excluding any church spire).

It is further proposed that Council exercise its powers under the heritage legislation to designate the Cathedral building as a heritage building. Any development to be undertaken by Grander would be in accordance with any existing zoning by-laws at the time of application for the development permit.

All the above will be achieved by an appropriate agreement to be executed by Grander, the Cathedral and the City, and the net effect of such an agreement and heritage designation would be to prevent demolition of the existing Cathedral and put the development of both lands in full control of the City through the Zoning By-law.

Should Council be prepared to accede to this proposal, then we recommend:

- (A) that an agreement embodying the proposals aforesaid in a form satisfactory to the Director of Legal Services be entered into between the City, Grander Developments Limited, and Christ Church Cathedral, the same to be executed by the Mayor and the City Clerk;
- (B) that the designation of Christ Church Cathedral be included in the next list of heritage buildings to be considered by City Council.

We further recommend that execution of the agreement in (1) above be contingent on the Cathedral producing an agreement, to the satisfaction of the Director of Legal Services, which will ensure the preservation and maintenance of the Cathedral building."

FOR COUNCIL ACTION SEE PAGE(S) 914

OFFICIAL TRAFFIC COMMISSION

December 4, 1974

A meeting of the Official Traffic Commission was held in the No. 1 Committee Room, Third Floor, City Hall, on Wednesday, December 4, 1974, at approximately 7:30 p.m.

PRESENT: Alderman Marzari (Chairman)  
Mr. K. Dobell, Assistant City Engineer,  
Traffic & Transportation  
Mr. R. G. Jackson for Director of Legal  
Services  
Trustee H. Boyce, Vancouver School Board  
Mr. F. Farley, Traffic Division,  
Vancouver Police Dept.  
Mr. L.E. Ryan, City Manager

ABSENT: Alderman Pendakur

CLERK: G. Barden

Adoption of Minutes

The Minutes of the meeting held on September 11, 1974 were approved.

RECOMMENDATIONS

1. Tisdall Street/45th Avenue - Oakridge Traffic

The Commission had for consideration a report dated November 8, 1974 ( copy attached ), from the City Engineer, recommending approval of the City Engineer's report dated May 24, 1974, that recommended:

- " (a) The two westerly crossings on 45th Avenue to Oakridge be cancelled and the sidewalk, curb and gutter, and boulevard restored at cost to Woodward;
- (b) A new access to Oakridge be constructed on Cambie Street north of 45th Avenue for traffic northbound on Cambie Street at cost to the City for the median opening and storage lane and at cost to Woodward for the new sidewalk crossing. "

In December 1973 letters were received from the Jamieson School Association and the Principal of A.B. Jamieson School about traffic conditions on Tisdall Street created by the two access points to Oakridge on 45th Avenue, east of Tisdall Street. Jamieson School Association suggested that Oakridge traffic be prevented from using Tisdall Street by closing 45th Avenue at Tisdall Street.

A delegation of residents from the Tisdall and 45th Avenue area indicated the elimination of traffic from Tisdall Street was more important to them than their loss of convenient access to Oakridge.

Mr. G. W. MacLaren, representing Woodward Stores, spoke against the City Engineer's recommendation and presented an alternate proposal outlined in a letter dated December 4, 1974. He stated that the entrance and egress points should remain for the thousands of customers who use them and suggested as an alternative that 45th Avenue entrances to Tisdall Street and Ash Street be blocked off, and the installation of a traffic light at 45th Avenue. To prevent a through area, he suggested a right turn only from 45th Avenue onto Cambie and installation of a curb guard. Mr. MacLaren stated that Woodward would pay for costs of their suggested installations.

Mr. Dobell , City Engineer's Department, advised that the Woodward proposal would inconvenience local residents and limit access to the Fire Department. It also would not improve the problem of cars on Cambie Street waiting to get into the shopping centre .

Cont'd.....



Clause 2 Cont'd

He stated that closure of 45th Avenue access points and the provision of another access on Cambie Street is the best solution in terms of removing non-local traffic from Tisdall Street and maintaining reasonably good access to Oakridge for customers from the south and southwest.

After further discussion, it was

RECOMMENDED,

- (i) THAT the two westerly crossings on 45th Avenue to Oakridge be cancelled and the sidewalk, curb and gutter, and boulevard restored at cost to Woodward's;
- (ii) THAT a new access to Oakridge be constructed on Cambie Street north of 45th Avenue for traffic northbound on Cambie Street at cost to the City for the median opening and storage lane and at cost to Woodward's for the new sidewalk crossing.
- (iii) THAT the letter from Woodward's Stores be received.

If Council approves the above course of action, funds can be provided from the Streets Capital Budget.

\*\*\* DELEGATION REQUEST - Mr. MacLaren representing Woodward's Stores.

2. Pedestrian Signal Request on McGill Street

The Commission had for consideration a report dated November 21, 1974 from the City Engineer, initiated as a result of a request from Mr. Arthur Pape, for installation of pedestrian signals on McGill Street at the intersections of either Slocan or Penticton Streets to protect children going to and from school.

Mr. Ken Dobell, City Engineer's Department, stated this matter has been discussed extensively with the Police who would normally recommend a school patrol for this type of traffic situation, however, since McGill Street is too far from Hastings School, the patrols are not practical. The City Engineer recommended against installation of a pedestrian signal as these intersections would be ranked far below many other intersections of the City as to need. Mr. Dobell suggested that parents form an adult school safety patrol.

Mr. Pape stated they had discussed the question of parents forming an adult school patrol with Constable Ells and Constable MacDonald and they stated past experience indicated adult patrols did not work.

After discussion, it was,

RECOMMENDED,

- (i) THAT the statement of the two police officers be investigated.
- (ii) THAT the use of student school safety patrols be investigated.
- (iii) THAT the Police be requested to check speed and volume of traffic on McGill Street.
- (iv) THAT the matter be tabled pending answers to the above questions.

The Chairman noted Tillicum Elementary School submitted a letter to the meeting on this matter and

RECOMMENDED,

THAT the letter from Tillicum Elementary School be received.

3. 45th and Rupert - Stop Signs

The Commission had for consideration a report dated November 27, 1974, (attached) from the City Engineer which was circulated at the meeting. The report recommends that the North/South stop signs on Rupert and Clarendon Streets at 45th Avenue be removed in order to properly develop the arterial roadway network in this section of the City.

A large delegation of parents and teachers spoke against the removal of stop signs as they felt it would create a speedway through a community park and school area. They also felt the survey taken in November was not accurate as the questions were put to motorists and should have included pedestrians. They stated traffic should not be considered more important than residents.

After further discussion, it was

RECOMMENDED:

THAT the request by some citizens to retain the 4-way stop arrangement at both Rupert and 45th Avenue and Clarendon and 45th Avenue be rejected.

- A tie vote having resulted, the above recommendation is submitted for Council's consideration.

4. Cypress Street and 49th Avenue - School Safety Patrol

Trustee, Helen Boyce requested that the Superintendent of Traffic, Vancouver Police Department, report on the possibility of having a school safety patrol at Cypress Street and 49th Avenue for students travelling to school.

There being no further business, the meeting adjourned at 9 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 921

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON COMMUNITY DEVELOPMENT

II

December 4, 1974

A meeting of the Standing Committee of Council on Community Development was held in the Real Estate Board office, 1101 West Broadway on Wednesday, December 4, 1974 at approximately 7:30 p.m.

PRESENT:

Alderman Volrich (Chairman)  
Alderman Harcourt (Left at 9:15 p.m.)  
Alderman Marzari (On Civic Business -  
Arrived at 9:40 p.m.)  
Alderman Rankin

CLERK:

D. Bennett

INFORMATION1. Fairview Slopes Redevelopment & Conservation

The Vancouver City Council on Tuesday, November 12, 1974 passed the following motion when dealing with a report of its Standing Committee of Council on Community Development dated October 31, 1974:

- "(A) THAT the Sussex Group study, 'Fairview Slopes ... the feasibility of preservation', be received;
- (B) THAT the Director of Planning be instructed to make the Sussex Group study and the brief from the Fairview Ratepayers Association available to Fairview residents, property owners, businessmen, Department Heads and other interested parties, and that this Committee hold a public meeting or meetings with interested groups to obtain their opinions and suggestions for action on this matter;
- (C) THAT the Director of Planning be further instructed to report back in December with the Department analysis of the study, including public reaction to it and the brief from the Fairview Ratepayers Association, and with recommendations for Council policy;
- (D) THAT the interim guidelines from the Technical Planning Board be presented to this Committee for information."

The Chairman advised of events leading up to the submission of the Sussex Group Study and stated this public meeting had been called, after distribution of this report to the residents in the Fairview Slopes, to discuss the matter of planning of the area.

Mr. Dan Cornejo, Planner, briefly spoke to the report and Mr. Richard A. Rabnett, Consultant for the Sussex Group, with the aid of plans, reviewed the report. He advised that the objective of the study and terms of reference were to ascertain if it is feasibly economical to preserve the Fairview Slopes. Investigation of restoration, rehabilitation and infill of the lots has been carried out. The conflicting proposals for redevelopment and the potential for preservation was examined by the Sussex Group and their report concluded that:

"the physical and social nature can be retained;

Fairview Slopes appears able to support 2 to 3 times its existing density if rehabilitation, infill, and addition to existing structures are promoted;

Cont'd . . .

Standing Committee of Council . . . . . 2  
on Community Development  
December 4, 1974

Clause #1 continued:

the average end sale prices of units created by these methods would be slightly less than those of similar-sized units created by total redevelopment;

if left to private market activity, rehabilitated or redeveloped units would cost more than most current residents could afford to pay:

if existing federal and provincial assistance programs could be made available, a non-profit organization could provide rehabilitated and infill units at prices affordable by most residents, with only minimal new programs required in some circumstances;

such an organization, composed of residents and perhaps others, could be formed and could operate with the benefit of lessons learned from similar projects in the past."

The following people appeared and spoke respecting the Fairview Slopes redevelopment:

Mr. Sydney Portner, President, 7th Avenue Co-operative Housing Association . . . Brief dated December 4, 1974 filed.

Mr. C. F. Jacobs, Fairview Residents Owners Association

Ms. Ann Jarrell, FRACAS - Fairview Residents Association and Community Action Society

Mr. Ron Sterne, Fairview resident

Ms. Shirley Schmid, Director of the United Housing Foundation

Mr. Roger Tallentire, President, Fairview Resident Owners Association . . . Brief filed.

Mr. William Rhone, President, Fairview Property Owners Association

The basic points raised by the delegations dealt with rezoning, infill, co-operative housing, the possible displacement of low-income residents, parking problems, and the deplorable condition of the neighbourhood (pot holes, poor lighting, etc).

Questions were asked of the Consultant and the various speakers during their presentations.

The Chairman thanked the people for their participation in the meeting and stated their comments had been noted.

The meeting adjourned at approximately 9:50 p.m.

\* \* \* \* \*

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

December 5, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, December 5, 1974 in No. 2 Committee Room, third floor, City Hall at approximately 11:00 a.m.

Present: Alderman Bowers (Chairman)  
Aldermen Linnell, and Volrich

Absent: Alderman Harcourt ( on civic business )

Clerk: Marilyn Clark

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RECOMMENDATION:

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1. Policy - Operation of Archives and Records Division of the City Clerk's Department

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On January 10, 1974 the Finance Committee requested that the City Clerk prepare a comprehensive report defining the function of the Archives, present level of service, public response and use of the Archives, and projection of future growth.

Council on October 22, 1974, dealt with this in part, when considering a Manager's report dated October 18, 1974 in regard to the staffing requirements of the Archives, particularly in the area of preservation of historical documents and in providing extended hours of opening.

The Committee had for its consideration this day, a report from the City Manager (circulated) dated November 28, 1974.

The City Clerk and the Archivist expressed to the Committee their concern as to whether or not the Archives is presently being operated within the framework of Council's 1971 statement of purposes and objectives for the Archives. The City Clerk commented that if redirection is necessary, now is the time for that redirection. The question: Should the Archives be a vault for the storage of records and Archival material or should it be a place of interest for a wide cross-section of the public and a living memory of Vancouver's past?

The Committee considered the report of the City Manager and after considerable discussion, your committee,

RECOMMENDS,

- a) THAT the present level of service in the Archives Division of the City Clerk's Department be continued for now and that the City Clerk be requested to provide Council with a forecast of the needs, programs and technical equipment which will be required by the Archives over the next 5 years in pursuit of the objectives as laid down for the Archives Division by City Council on Nov.23, 1971.

Cont'd.....

Standing Committee of Council  
on Finance & Administration . . . . . 2  
December 5, 1974

Clause 1 Continued

- b) THAT the City Clerk be authorized to set up an Archives Advisory Committee along the lines mentioned in the report with a report back to the Committee outlining more specifically the function of this advisory group.
- c) THAT the assistance of public groups in the educational and public relations program be solicited, subject to prevailing Union agreements.
- d) THAT the Mayor be requested to appoint a small Committee including the City Manager in an endeavor to establish and maintain an Archives Photographic Centre with the cooperation of the Museums and the Library.

The meeting adjourned at 11:50 a.m.

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IV

REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL  
ON CIVIC & COMMUNITY DEVELOPMENT

December 5, 1974

A joint meeting of the Standing Committees of Council on Civic and Community Development was held in the No. 1 Committee Room, Third Floor, City Hall on Thursday, December 5, 1974 at approximately 11:50 a.m.

<u>PRESENT:</u>	Alderman Hardwick (Chairman) Aldermen Bowers, Harcourt, Marzari, Massey and Volrich
<u>ABSENT:</u>	Aldermen Linnell, Pendakur and Rankin
<u>CLERK:</u>	M. Cross

1. West End Planning Program

The Committee considered a report dated November 21, 1974 submitted by the Director of Planning, the Director of Social Planning and the City Engineer, upon advice of the West End Planning Team.

Mr. John Coates of the Planning Department advised the Committee of work to date regarding the West End Planning Program and outlined the duties of the staff presently working on the Team. The pre-planning and planning stages are basically completed but important implementation tasks remain, i.e. those related to zoning approval, overall planning policies, daycare, housing, etc. Mr. Coates stated that the existing Team staff, two full-time and two part-time; could handle the work remaining. The office at 1725 Davie Street is to be closed at the end of 1974.

Discussion centred around whether there should be smaller office accommodation found in the West End or whether the Team should work from City Hall for the final implementation stage. The question of staffing was discussed at great length. The Committee agreed that an area planner within the present complement of the Planning Department should be assigned full time to the West End. Other staff needs should be reported back by the Director of Planning.

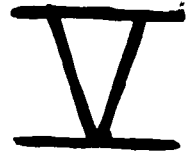
Mr. W. H. Curtis, City Engineer, stated that although no Engineer would be specifically assigned to the Team, the Department would be available on a continuing basis when needed. Mr. Curtis outlined briefly the Engineering services already completed and currently in progress in the West End.

RECOMMENDED

1. THAT responsibility for the West End Planning Program be transferred to the Planning Department.
2. THAT the Director of Social Planning transfer administrative responsibility for existing office and budget functions of the West End Planning Centre to the Director of Planning.
3. THAT the existing site office at 1725 Davie Street be closed; the Director of Planning to report back on possible participation of the West End Planning Team in the Robson Street Services Centre.
4. THAT the Director of Planning report back to the Civic Development Committee on December 12, 1974 with respect to staff requirements for the West End Planning Program; any permanent staff to be within the present complement of the Department.

The meeting adjourned at approximately 1:25 p.m.

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REPORT TO COUNCILSTANDING COMMITTEES OF COUNCIL  
ON CIVIC DEVELOPMENT AND FINANCE & ADMINISTRATION

December 9, 1974

A joint meeting of the Standing Committees of Council on Civic Development and Finance & Administration was held on Monday, December 9, 1974 at approximately 9:00 a.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Bowers (Chairman)  
Aldermen Harcourt, Hardwick, Linnell and Massey

ABSENT: Aldermen Pendakur and Volrich

CLERK: G. Barden

RECOMMENDATION

1. Procedures to Implement Development Control in the Downtown Area Zoning Districts C-5, CM-1, and CM-2

The Committees had for consideration a report dated December 5, 1974 prepared by the Director of Planning, an extract from the Minutes of the Technical Planning Board meeting of December 5, 1974 giving comments of City officials, and a memorandum dated December 6, 1974 from the Director of Social Planning distributed at the meeting (copy attached). A report dated November 27, 1974 from the Director of Planning, submitting comments received and other related matters on the development control proposals contained in the "Report for Discussion", had been discussed informally on Friday, November 29, 1974 (copies of above reports on file in the City Clerk's office). Also noted was a report dated December 6, 1974 from the Vancouver City Planning Commission recommending approval in principle of the process as outlined by the Director of Planning.

The Director of Planning spoke to his recommendation that City Council favourably consider a development control system with the City Planning Department as the main administrative group; with a civic staff Development Permit Application Committee and a Development Permit Board of mixed staff, expert and lay membership and meet in public. The Director of Planning explained the existing and proposed development control procedures outlined on Diagram 1/74 (attached). The major differences between the system which now operates and the one proposed is that the decisions on development permit applications would be made by the Development Permit Board, not the Director of Planning. The role of the Vancouver City Planning Commission and the Design Panel are also altered in the proposal.

It was noted the City would not normally be seeking Charter amendments in 1975. Therefore, any Development Permit Board comprising other than city officials could not be constituted to make decisions before the latter part of 1976.

The Committee discussed public participation and it was stressed that this should take place at the preliminary discussion stage. The Committee also stressed the need to keep the public informed and it was suggested this could take several forms, such as posting notices on a proposed site indicating type of development under consideration; newspaper advertisements; or notification letter. After further discussion, it was

cont'd .....



Clause No. 1 (continued)

RECOMMENDED

A. THAT the proposed processing procedure as shown on Diagram 1/74 be approved, incorporating the following:

- (i) That the Development Permit Board comprise:
  - 3 City Officials - Director of Planning
  - Director of Social Planning
  - City Engineer

These officials would be the approving authority.

The meetings would be in public -- and sitting with them at the same meetings in an advisory capacity would be the following members appointed by Council:

- 2 representatives from the Development Professions
- 2 representatives from the Development Industry
- 2 Members of the Public at large

- (ii) The Development Permit Board select its own Chairman from the nine members.
- (iii) That this procedure initially apply to the Downtown peninsula, including the West End, the waterfront, and False Creek
- (iv) That the relationship between the Development Permit Board and City Council be similar to the relationship of the former Technical Planning Board and City Council; meaning that Council would be in an advisory position to the Development Permit Board.
- (v) That Council approve in principle the implementation of a public information system for the general public, local area groups, including the Downtown Guidance Panel, at the preliminary discussion stage on major developments.

Implementation details to be submitted with the completion of the Guidelines and revised By-laws on the Downtown Plan scheduled for report by the Director of Planning on March 27, 1975.

- (vi) That the Director of Planning consult with the three relevant professions, i.e. Architectural Institute of B.C., Association of Professional Engineers of B.C. and B.C. Society of Landscape Architects, on the role of the Design Panel.

B. THAT the Director of Planning also include the following items in his March 1975 report on the Downtown Plan:

- (i) Ways to differentiate between major and minor developments;
- (ii) A formal way of involving the Director of Social Planning and the City Engineer at the preliminary discussion stage on major developments;
- (iii) Timing and scheduling of appeal procedures;
- (iv) Anticipated time schedule for developer from start of application to completion.

C. THAT the reports be received.

The meeting adjourned at approximately 11:45 a.m.

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON  
HOUSING

VI

December 10, 1974

A meeting of the Standing Committee of Council on Housing was held in the No. 1 Committee Room, Third Floor, City Hall, on Tuesday, December 10, 1974, at 10:00 a.m.

PRESENT: Alderman Harcourt, Chairman  
Alderman Rankin  
Alderman Volrich

ABSENT: Alderman Massey (Civic Business)

CLERK: R. Demofsky

The Minutes of the meeting of November 26, 1974, were adopted.

RECOMMENDATIONS:1. Strata Title Applications

The Housing Committee at its meeting of May 28, 1974, when considering a Board of Administration report on Strata Title Applications noted that there was a Bill before the Provincial Legislature which would result in changes to the Strata Titles Act. It was agreed to table discussion on this report until the Bill was circulated to the Committee Members.

Submitted for the Committee's consideration was the above noted report of the Board of Administration on Strata Title Applications. (This report is on file in the City Clerk's Office.) The Director of Legal Services today advised that due to recent changes in the Strata Titles Act, many of the items outlined on the above noted report were no longer within the City's control.

## RECOMMENDED,

- A. THAT the Director of Legal Services study the Board of Administration report on Strata Title Applications dated April 9, 1974, in view of the recent changes to the Strata Titles Act and report back.
- B. THAT Council establish a policy of free garbage removal from condominiums as is currently in effect for single family dwellings and duplexes.

2. Hotel Usage of Apartments in the West End

Submitted for the Committee's consideration was a report from the Director of Planning dated December 4, 1974, regarding apartment and hotel usage in RM Districts.

In the discussion which ensued it was noted that the use of apartments, which were located in apartment zoned areas, as hotels, was a non-permitted use and against the Zoning By-law. Also, that if apartments are renting rooms on a daily basis, a 5% tax on the rental of these rooms would have to be remitted to the Provincial Government in Victoria.

Mr. J. Wittin and representatives of the West End Planning Team advised that they were in receipt of information from Stanley Park Manor, 1915 Haro Street, and Shato Inn, 1825 Comox Street, advising that rooms are rented on a daily basis and that a 5% tax would be charged.

Following an extensive discussion it was,

## RECOMMENDED,

- A. THAT Council request the owners of the Stanley Park Manor, 1915 Haro Street, and the Shato Inn, 1825 Comox Street, to appear before Council to show cause why their business licenses should not be suspended.

Cont'd . . .

Standing Committee of Council  
on Housing  
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- B. THAT Council request the Provincial Department of Travel Industry to require a City Hotel License before granting ATA approval.

3. Downtown Eastside Relocation

At the Housing Committee meeting of October 15, 1974, when dealing with a report on tenant relocation in the core area, it was RESOLVED,

"THAT the discussion on the relocation service be tabled to a further meeting of the Housing Committee pending a report back from the Director of Social Planning on a more appropriate relocation service."

The Committee considered a report from the Director of Social Planning dated December 9, 1974, regarding Downtown Eastside Tenant Relocation which stated in part:

"While it is difficult to define any further than previously reported, the numbers of dislocated persons requiring help now or the potential requiring help over the next six months, discussions with active social workers in the area indicates a substantial increase in requests for housing aid. In their opinion the vacancy rate has been significantly reduced by loss of units and an influx of winter transients.

The major asset of any relocation service is vacancies. The issue in the Downtown Eastside is further complicated by the necessity for these vacancies to be in hotels and rooming houses that conform to the Civic by-laws. It is not clear at present whether sufficient vacancies of a conforming nature can be found; however, should relocation staff be unable to relocate individuals in a conventional manner, staff will still be required to organize emergency accommodation among existing agencies.

The YWCA Rooms Registry operating in the Downtown and Core Area has over the past years developed numerous contacts with owners and landlords and extensive lists of accommodation of a hotel and rooming house nature. An extension of these activities into the Downtown Eastside appears natural and would provide the new service with the advantage of both experience and possible vacancy listings in the Downtown area. The YWCA also has a branch office in the Downtown Eastside on Pender Street which has extensive contacts with staff of other Downtown Eastside Agencies.

Relocation in the Downtown Eastside will involve staff visiting hotels and rooming houses that are closing, contacting tenants, arranging alternative accommodations (including rent advances as necessary) and arranging transportation and moving of personal effects (if necessary). If the vacancy rate falls well below demand staff will have to arrange emergency shelter in cooperation with the City and local agencies. Staff should have funds to reserve and hold rooms as required.

Council, at its regular meeting on April 2, 1974, adopted the following motion:

"That the YWCA be given a grant of \$40,000 as per budget attached and Appendix I of Social Planning Department report on YWCA and Vancouver Rental Aid Housing Relocation Proposal, dated March 11, 1974, to develop and expand their present housing registry and relocation services over the next twelve months.

Further, that the YWCA grant be conditional on agreement from them to:

- (a) extend service priorities to senior citizens, handicapped

Cont'd . . .

Standing Committee of Council  
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persons, families on low and fixed incomes, and persons in emergency situations.

- (b) through Rental Aid, make all housing listings and related services available to the various local housing registries in City Information Services.

In order for the YWCA to carry out a program as described above in the East side area, additional administrative costs will be incurred over and above those associated with their present operations."

During the discussion which ensued a representative of the Red Door Rental Aid suggested that before a further grant was given to the Y.W.C.A., the City should investigate the service presently being provided. The Chairman advised that the City would be assessing the services in January, 1975, in view of a Provincial grant for a City relocation service.

A representative of the Y.W.C.A. advised the Committee that they had assisted approximately 8,500 people in finding accommodation since January 1, 1974.

A representative of the Social Planning Department advised that the Y.W.C.A. with its extensive experience and knowledge in this field could provide a more effective service than the City.

Following further discussion, it was

RECOMMENDED,

- A. THAT, as an extension of its present Rooms Registry, the Vancouver Y.W.C.A. be given a grant of \$28,771, and that funding for this purpose be approved by Council in advance of the 1975 budget to hire and supervise three additional staff through the Rooms Registry to undertake a special six month project (January 1 to June 30, 1975) of relocation aid in the Downtown Eastside area.

- B. THAT the grant be disbursed for the following:

SALARIES

1) Senior Worker December 1974 (2 weeks)	\$413	
6 months @ \$827	4962	..\$5,375
2) Two Workers 6 months @ \$722 x 2		8,664
3) Clerical Worker 6 mths @ \$301 p.m. (half time)	1,806	..\$15,845
Fringe Benefits (9%)		.. 1,426
Transportation - Staff \$600, Clients \$2,000		.. 2,600
Advance Rent Fund		.. 4,000
Contingency		.. 1,000
Administration Costs		
Office space	\$900	
Telephone	150	
Office Equipment & Supplies	200	
Publicity & Recruitment	250	
Accounting office & audit,		
Insurance & supervisory		
support	2,400	.. 3,900
		<hr/>
		\$28,771.00
		<hr/>

- C. THAT an application for CAP funding will be made on the following basis:

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TOTAL GRANT	\$28,771
CAP SHAREABLE	19,871
CAP RECOVERABLE	9,935.50

NET CITY EXPENDITURE \$18,835.50.

D. THAT the grant is conditional upon

- a) a commitment to a full six month period
- b) the Y.W.C.A. is responsible for employment and supervision of staff, the administration of the budget, and the direction of the service in consultation with the Social Planning Department.
- c) priority to long term residents of the Downtown Eastside displaced by hotel or rooming house closures
- d) recognition by Council that sufficient vacancies of a conforming nature may not be found and other emergency action requiring Council deliberation and action may be necessary.

4. PENTA Co-operative Housing "22nd Avenue and Camosun Street"

The Chairman advised that he had recently met with representatives of the Planning and Engineering Departments to discuss this housing project. It was noted that two major problems were: services (opening 20th Avenue, sewer and water lines) and land costs. The Housing Planner submitted a report dated December 10, 1974, which outlined Planning and Engineering Department comments on the area under consideration, density, site consolidation, and conditions of acquisition.

Representatives of the PENTA Society advised that if 20th Avenue was not extended to Camosun Street, and the entire site could be developed, approximately 40 units could be constructed on the 19 lots. However, if 20th Avenue was opened they would only be interested in the 13 lots south of 20th Avenue and would be willing to pay approximately \$300,000 for this site.

RECOMMENDED,

- A. THAT the report of the Housing Planner outlining comments from the Planning and Engineering Departments on the housing site on Camosun Street between 19th and 20th Avenues, dated December 10, 1974, be received.
- B. THAT the PENTA Co-operative submit site plans to the Director of Planning for consideration at the proposed density of 20 units per acre.
- C. THAT the PENTA Co-operative be responsible for applying for rezoning of the site.
- D. THAT this matter along with the site plans be referred to the Supervisor of Property and Insurance for a report back on conditions of acquisition.

INFORMATION:

5. Senior Citizens Housing Proposal

Submitted for the Committee's consideration was a letter from the Vancouver Chinatown Development Association dated November 14, 1974, regarding the site at the south-east corner of 22nd Avenue and Renfrew Street at Boyd Diversion for a proposed 34 suite senior citizen housing development.

The Supervisor of Property and Insurance advised that work on the diversion had been completed and that the site would be ready for consolidation shortly.

Cont'd . . .

Standing Committee of Council  
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RESOLVED,

THAT the Supervisor of Property and Insurance report back on the status of this matter.

6. U.N. Demonstration Proposal

Submitted for the Committee's consideration was a draft of a United Nations Demonstration Proposal dated December 2, 1974, entitled "Making Skid Road a Viable Community". This proposal, which was submitted by the Housing Planner, and is one file in the City Clerk's Office, outlined the problem in the Skid Road area, suggested solutions and outlined a continuing comprehensive programme.

RESOLVED,

THAT the above noted proposal be received and referred to appropriate City staff for comments.

7. Fireproof Mattresses

Submitted for the Committee's consideration was a report from the City Manager dated December 5, 1974, regarding fire retardant mattresses. The report stated in part:

"None of the local mattress manufacturing plants make a fire proof mattress. However, an eastern manufacturer does make one which is advertised for sale at \$249.88 for a twin size unit and \$279.88 for a full size unit. The fire retardant capability of this mattress was demonstrated to the Fire Warden Branch and they report that it does appear to resist fire very well.

Hotel owners pay about \$32.00 for an ordinary mattress at the present time. It is possible to get a mattress with a fire retardant ticking and a local company in the flame-proofing business is of the opinion that removable mattress covers could be treated and made fire retardant for about \$3.00 each.

No test information is available on the value of these latter methods. Since the padding in the normal mattress is highly combustible it is likely it would be ignited by a cigarette regardless of the fire retardant ticking or mattress cover.

From an enforcement point of view it is imperative that a method of labelling be devised that would clearly indicate the removal of the fire retardant qualities of the material if dry cleaned or laundered since this fire retardant treatment will leach out under these conditions. The Fire Warden has written to the Consumer Product Safety Commission, Washington, D.C., U.S.A., on July 2nd, 1974 for a copy of their regulations re: "mattress flammability standards" which became effective on June 7th, 1973. No reply has been received to date. "

The Director of Environmental Health advised that fire retardant mattress covers presented considerable problems when wet and when in need of repair. The Chief Fire Warden advised that he was making further inquiries for additional information on this matter.

RESOLVED,

THAT the Clerk write to the B. C. Research Council to determine costs involved in testing fire retardant materials.

Standing Committee of Council  
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8. Self-help University Housing

Submitted for the Committee's consideration was a "Self-help University Housing" proposal dated November 26, 1974, from the University of British Columbia Alma Mater Society Spearhead Committee on Student Housing. This proposal is on file in the City Clerk's Office.

In the discussion which ensued, it was noted that this project, which would involve energy generation, ecological conservation, new materials, and new methods of construction, was an experiment to try to change requirements of the National Building Code.

Following discussion, it was

RESOLVED,

THAT the proposal be received with interest.

At this point in the meeting Alderman Rankin left, and there being no quorum present, the following is submitted by Alderman Harcourt, Chairman, and Alderman Volrich, Member of the Housing Committee for Council's CONSIDERATION.

CONSIDERATION:

9. Adora Court Rooms - 466-468½ Union Street and Boulder Rooms 1-9 West Cordova Street

i. Adora Court Rooms

The Committee considered a letter from Sue Lum dated November 15, 1974, requesting that the Adora Court Rooms at 466-468½ Union Street be exempt from compliance with the Fire By-law and a report from the Chief Fire Warden dated September 19, 1974, which stated in part:

"Mrs. Lum stated that this notice was given after an inspection by the Health Inspector, Mr. K. Nashlund, indicated that this area may not be allowed to be used for residence at some future date due to apparent deficiencies in natural lighting and ventilation.

A phone conversation with Mr. Nashlund confirmed this statement.

The total number of rooms used for residence after October 15, 1974 will be 13 rooms.

With the completion of all the Strathcona Redevelopment work it would seem reasonable to exempt this building from compliance with the Fire By-law, Section 38."

Due to the fact that the Lodging House By-law was also involved in this particular situation it was,

RESOLVED,

THAT the Medical Health Officer report back on the situation in this building.

ii. Boulder Rooms 1-9 West Cordova Street

The Committee considered letters from Mr. L. H. Killam, dated September 23, September 30, and October 1, 1974, requesting permission to close three rooms, and thus be exempt from Fire By-law requirements. Also, considered was a report from the Chief Fire Warden dated October 10, 1974, which stated in part:

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"An inspection was recently made of the premises by Captain Bayntun and Fire Warden Cameron in company with Mr. Killam. At that time it was determined that there were 21 rooms available, but only 19 occupants, with 2 rooms used for storage. Further, 3 rooms had previously discontinued for residential use, one to provide direct access to the fire escape and two were combined to provide lounge facilities.

Mr. Killam suggests hardship under the present circumstances and I would presume this is a matter for council's judgment."

RESOLVED,

THAT the above noted correspondence be received and permission to close the rooms be denied.

#### 10. Fire By-law Appeals

##### i. Ambassador Hotel, 773 Seymour Street

The Committee considered a letter from Mr. K. J. Campbell dated September 9, 1974, which stated in part:

"We would like to point out that the life expectancy of this building is about two years. Considering the development that is taking place in this neighbourhood it can be assumed that this building will, in the not too distant future, be demolished."

The Committee also considered a report from the Chief Fire Warden dated September 23, 1974, advising that in view of Mr. Campbell's situation the Fire By-law does not permit his department to grant an extension of time for compliance.

RESOLVED,

THAT the above noted correspondence be received.

##### ii. 208-210 Carrall Street

The Committee considered an October 1, 1974, letter from Mr. K. Cristall, legal representative for Mr. Gee Wah, owner of the hotel at 208-210 Carrall Street, which stated in part:

"It remains our opinion that the building situated at 208-210 Carrall Street does not come within the purview of Section 38 of the Fire By-law."

The Committee also considered a report from the Chief Fire Warden dated August 29, 1974, which advised that the building does have three storeys and is occupied with more than 20 rooms for residential purposes. It concluded by stating that the building was a fire trap and that co-operation of the occupants and the operator had been poor.

RESOLVED,

THAT the above noted correspondence be received.

#### 11. Rezoning of 1280 Nicola Street

The Housing Committee at its meeting on November 26, 1974, when dealing with the progress report on housing projects,



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**RESOLVED,**

"THAT the Zoning Planner be instructed to report back to the next meeting of the Housing Committee on placing the rezoning of the site at 1280 Nicola Street to CD-1 before a Public Hearing in mid-December, 1974."

The Housing Planner advised that the next Public Hearing would be at the end of January, 1975, and that this rezoning matter would be considered at that time.

The meeting adjourned at approximately 12:40 p.m.

\* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 923-5

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VII (i)

STANDING COMMITTEE OF COUNCIL  
ON SOCIAL SERVICES

A special meeting of the Standing Committee of Council on Social Services was held in No. 1 Committee Room, third floor, City Hall, on Tuesday December 10, 1974 at 1:00 p.m.

PRESENT: Alderman Rankin, Chairman  
Alderman Marzari  
Alderman Hardwick  
Alderman Gibson

COMMITTEE H. Dickson  
CLERK:

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RECOMMENDATION

1. Pofi Bar, 1716 Charles Street - Complaints of Neighbours

The Social Services Committee on October 3, 1974, after hearing complaints from Mrs. A. McKenna and Mrs. D. Wootton and the submission of the Pofi Bar, Manager, Mr. Bresciani, resolved:

"THAT the Police Department be requested to appear before the Social Services Committee with its file on the Pofi Bar and that the Social Planning Department be asked to conduct a general investigation of the problems between the residents of the area and customers of the Pofi Bar and report to an early meeting of the Standing Committee of Council on Social Services."

The Committee had before it a City Manager's report dated November 29, 1974, (circulated), in which the Director of Social Planning recommended that the Committee advise the Director of Planning not to renew the license of the Pofi Bar, 1716 Charles Street, at its present location.

The Police Department spokesman said that Police records going back to May, 1974, show that most complaints in the area have been regarding parking and noise and that there has been no problem of a criminal nature.

Residents of the area reiterated their earlier complaints of parking problems and noisy customers disturbing the peace and quiet of the neighbourhood as late as 4:00 a.m.

During consideration the Committee noted that 1716 Charles Street is zoned commercial but would be more suitable for a neighbourhood grocery store or a barber shop rather than a specialty restaurant which draws customers from outside the immediate neighbourhood.

It was the consensus of the Committee that a use such as the Pofi Bar should not be located so close to a residential area.

Following discussion it was,

Cont'd...

Standing Committee of Council

on Social Services . . . . . 2

December 10, 1974

# RECOMMENDED

THAT Council instruct the Chief License Inspector not to renew the business license of the Pofi Bar, 1716 Charles Street, at its present location and that the Director of Permits and Licenses be asked to assist in finding new accommodation for the Pofi Bar.

## INFORMATION

### 2. Society For Education, Action, Research and Counseling On Homosexuality (S.E.A.R.C.H.)

Representatives of the above group read a brief which pointed out that until October of last year so called "Gay Clubs" had operated in the City as unlicensed bottle clubs and that in October of this year a decision was made by City authorities to enforce various by-laws and statutes as they apply to such clubs.

The Society presented a list of seven recommendations which if implemented would allow such clubs to continue operation.

A spokesman for the Police Department said that for a number of years Police and other authorities would not enforce various by-laws and statutes on unlicensed bottle clubs because of an interpretation by the Prosecutor's office that because the clubs are private, Police and other authorities had no control over them.

The Police spokesman stated further that due to a recent change in policy, the bottle clubs were given time to comply with the various regulations and apply for the proper licenses.

It was stated further that none of the "Gay" bottle clubs have been charged with any offences.

It was the consensus of the Committee that such clubs should be licensed and treated the same as any other licensed club, and that the recommendations brought forth by (S.E.A.R.C.H.) can be used as a foundation for treating "Gay" clubs on the same basis as any other club.

It was pointed out by the Police spokesman, however, that the Police would have free right of access to these clubs if they are licensed and that the clubs, whenever uniformed policemen visited them in the past, complained that their patrons were alarmed by the presence of uniformed policemen.

Following discussion it was,

## RESOLVED

THAT the Committee receive recommendations 1,2,3,4,6 and 7; that recommendation 5 be deleted and that these recommendations be forwarded to the Social Planning Department which, in consultation with Police officials, will work out a program for licensing "gay" clubs and that the Social Planning Department may report back to the Social Services Committee on any problems encountered in working towards this objective.

The Meeting Adjourned at 2:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 925

VIII.

REPORT TO COUNCIL  
VEHICLES FOR HIRE BOARD

December 11, 1974

A meeting of the Vehicles for Hire Board was held in the No. 2 Committee Room, Third Floor, City Hall, on Wednesday, December 11, 1974, at 10:00 a.m.

PRESENT:           Alderman Rankin, Chairman  
                  City Manager  
                  Director of Permits and Licenses  
                  Mr. K. Armstrong, City License  
                  Inspector  
                  Financial Analyst  
                  Superintendent of Traffic Detail,  
                  Mr. R. B. Cray  
                  Police Constable W. Davis, Taxi Detail

CLERK:             R. Demofsky

1. Survey Report of the Vancouver Taxi Industry -  
Phase II - Licensing

The Board considered a survey report of the Vancouver Taxi Industry - Phase II, dated October, 1974, submitted by The Thorne Group Limited. This report, which is on file in the City Clerk's Office, touched on such highlights as summary of findings and recommendations, the need for additional licenses, the method of distribution for the new 25 additional taxi licenses "approved in principle", the fee to be established for additional licenses issued, and the need (if any) to revise the present annual license fee of \$80.00.

When reviewing this survey with the Board, the Chairman advised that the Vehicles for Hire Board had been studying this particular matter of issuing additional taxi licenses for some time and since no additional licenses had been issued since 1950 a decision had to be made to rectify the present problem.

Mr. J. Minichiello, President of the Greater Vancouver Taxi Driver Employees' Association, submitted for the Board's consideration a brief entitled "Remarks on The Thorne Group Report". This brief, which is on file in the City Clerk's Office, basically opposed the issuance of any additional taxi licenses. However, Mr. Minichiello advised that he would agree in principle to the issuance of 25 additional licenses if the following conditions were met:

"I. Taxi Traffic

After examining the downtown area, we feel the following changes in the use of bus lanes and now restricted turns will increase our efficiency effectively.

- A. Burrard Street north bound. Under present restrictions we cannot turn left between the hours of 7:00 - 9:00 A.M. and 4:00 - 6:00 P.M. between Pacific and Georgia. This denies us access to the West end after coming across the Burrard Street Bridge, without using Hornby Street, which is backed up considerably due to the heavy amount of traffic. We do not suggest that you allow us all left turns here, but perhaps two, such as Burnaby, Pendrell or Barclay.
- B. Burrard Street southbound. The first problem here is the no left turn at anytime at Hastings Street. This denies us access to part of the business section without having to go several blocks out of our way and when traffic is heavy, this takes a good deal of time. The second problem is the time restricted turns all along Burrard. We would like to be able to make turns at say Helmcken and Drake,

Cont'd . . .

Vehicles for Hire Board  
December 11, 1974

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which would give us access to Granville Street and Bridge. Otherwise we again have to go out of our way to use a street such as Thurlow or Bute.

- C. Granville Street. Just two items in connection with this Street; the first of which is the no left turn at Drake Street coming off the Granville Bridge. This restriction creates a terrific left turn jam at Davie Street. The other point is that we be allowed left and right turns out of the Granville Mall at every point, with the exception of Georgia Street due to the heavy amount of pedestrian traffic during the day. As buses and taxis are the only vehicles which are allowed in the Mall, we cannot foresee any traffic tie-ups due to these turns.
- D. Howe Street. Here we would like the use of the right hand bus lane and we would also like to be permitted right turns at Pender, Georgia, Nelson and Helmcken.
- E. Seymour Street. Here again we would like the use of bus lanes and be permitted the right turns where the traffic signs indicate no right turn at all.

Due to the no right turn on Seymour and Howe Streets, we can be within a block or two of our pick-up, but could conceivably have to travel 4 - 8 blocks out of our way to get there and in doing so when traffic is heavy, this constitutes a fair amount of time loss.

- F. Pender Street west bound. Here, we would like permission to turn left onto Howe Street.
- G. Hastings Street west bound. We would like left turns at Richards and Granville to get into the Mall.
- H. Hastings Street east bound. The only restricted turn we want here is at Homer Street.
- I. Georgia Street north bound. The only turn we want here is a left one at Howe Street.

We would like to point out now, that if we are given the use of bus lanes, we will use them strictly for travel and turning, and not for the picking up or dropping off of passengers, as we could see delaying the buses for too long a period.

A further reason for the use of bus lanes and unrestricted turns is the loss of time that we as drivers face and in our business time is money, as we are paid on a Commission Basis. Therefore, a drivers income would increase and of course the general public would have better service.

## II. Movement of All Traffic

- A. Burrard Street south bound. We would suggest the installation of an advance green light at Smythe Street, due to the amount of traffic turning left here.

The other problem here is the one parking spot on the north-west corner of Burrard at Davie. If a car is parked here, a bottleneck is created by having the two right lanes move into one at the approach to the Burrard Bridge.

- B. Beatty Street north bound. Here we suggest no parking on the east side of this street between Georgia and Dunsmuir due to the number of vehicles turning left onto Dunsmuir to get to the Bus Depot. A clear right lane would permit cars not going to the Bus Depot, to carry on straight through.

Cont'd . . .

Vehicles for Hire Board  
December 11, 1974

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- C. Pender Street west bound. We find that the advance green light at Beatty is premature. In other words the lights at Abbott and Beatty both turn green at the same time and once you reach Beatty the advance green is no longer.
- D. Dunsmuir Street. In order to speed up traffic in general, we would suggest no parking at any time on the south side between Beatty and Thurlow. This would create a left turn lane all the way along and not impede traffic going straight through."

During discussion of his brief, Mr. Minichiello advised that there was presently an informal arrangement among taxi drivers whereby, during peak periods, a Vancouver cab in Vancouver with a North Vancouver passenger would transfer the passenger to a North Vancouver cab, with the passenger's approval. North Vancouver taxi drivers do the same for Vancouver taxis.

He further advised that if a Vancouver cab was in North Vancouver it could only pick up passengers on a dispatch basis. The same applied for North Vancouver taxis in Vancouver.

In conclusion, Mr. Minichiello advised that he would discuss the issuance of 25 additional licenses and the value limits for exchange of taxi licenses with representatives of the Vancouver Taxi Driver Employees' Association and submit their reaction to a later meeting of the Board.

Mr. H. Fisher, a taxi driver, and Mr. Gaudreau representing approximately 20 taxi drivers with a minimum of 20 years experience, suggested that additional licenses should be issued on the basis of seniority. Licenses should be non-transferable for at least five years, and should be issued automatically to drivers with 20 or more years of experience. In conclusion, he stated that the issuance of 35 additional licenses would be reasonable.

Mr. J. A. Dawson, President of the Vancouver Taxi Cab Owners Association submitted a letter dated December 4, 1974, which stated in part:

"It was noted, in particular, that the Phase II Report points out at least nine times that taxi service is inadequate at peak periods. We agree with this, but also note that on Page 27 of the report, it is admitted that the conclusions therein have been based upon a somewhat perfunctory survey and are not the result of a detailed market survey. In our opinion, the effect of 50 additional licences issued in the manner finally recommended in the report will prove to seriously undermine the financial stability of the taxi industry.

We feel that the most logical way to improve peak period service would be to issue the 25 licences already approved in principle by the Vehicles for Hire Board to the existing companies on a non-transferable basis. Any further action should be withheld until after a proper marketing survey has been made by an independent marketing research organization."

He advised that the V.T.O.A. had requested Watts Marketing Research Limited to make an assessment of the present demands on the taxi industry serving Vancouver, and to develop forecasts on this demand.

The Chairman advised Mr. Dawson that the above noted report must be submitted to the Vehicles for Hire Board on or before January 21, 1975. A meeting to consider this report would be called in February, 1975, with recommendations going to Council thereafter.

Cont'd . . .

Vehicles for Hire Board  
December 11, 1974

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In answer to questions from the Board, Mr. Dawson advised that the above noted marketing survey report would clarify how dispatching services would be provided for any additional taxi licenses to be issued.

RECOMMENDED,

THAT the annual taxi cab license fee be increased to \$150 and the annual transfer fee be increased to \$10 effective January 1, 1975, and the Director of Legal Services be instructed to prepare an amending by-law for Council on December 17, 1974.

The meeting adjourned at approximately 11:25 a.m.

\* \* \* \*

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IX

SPECIAL COMMITTEE RE:

VANCOUVER CITY PLANNING COMMISSION

December 12, 1974

A meeting of the Special Committee to Study the Role of the Vancouver City Planning Commission was held in the No. 1 Committee Room, Third Floor, City Hall, at 12:00 noon on Thursday, December 12, 1974.

PRESENT: Alderman Massey, Chairman  
Alderman Bowers  
Alderman Hardwick  
Alderman Pendakur

CLERK: R. Demofsky

RECOMMENDATION:

At the meeting of this Special Committee re Vancouver City Planning Commission on July 24, 1974, it was:

RECOMMENDED:

"That the Chairman prepare a report to Council on the progress of the Special Committee to Study the Role of the Vancouver City Planning Commission to date and advise Council that the final recommendation of this Committee will be made in September."

Vancouver City Council at its meeting on December 3, 1974, considered a report of the Chairman, Special Committee re: Vancouver City Planning Commission dated November 29, 1974, and

RESOLVED,

"That the foregoing report of Alderman Massey, dated November 29, 1974, be deferred until the Council Meeting of December 17, 1974, and, in the meantime, the Vancouver City Planning Commission be asked to comment on the report."

The Committee this day considered the above noted report from Alderman Massey, dated November 29, 1974, recommending changes to the Vancouver City Planning Commission. Also considered was a report from the Chairman and Members of the Vancouver City Planning Commission in response to Alderman Massey's report, which stated in part:

"the Commission would like to draw to the attention of the Special Committee the following motion which was moved, seconded and carried unanimously at the Commission meeting of Wednesday, December 4th, 1974:

WHEREAS the function of the Commission is to advise Council, and

WHEREAS the advice and functions as re-organized across the years have been deemed valuable by past Councils, and

WHEREAS this Council will have a substantial change in personnel in 1975 and 1976,

THEREFORE be it resolved THAT the Commission recommend that the new Council would be the appropriate body with which to discuss the role of the Commission."

When considering the report of the Vancouver City Planning Commission the Committee noted that the main function of the Vancouver City Planning Commission should be to advise Council on an advisory basis (e.g. guidelines related to new projects, by-laws, standards, etc.), but should not be involved in the implementation process. Thus the VCPC would play a long term role.

Cont'd . . .



Vancouver City Planning Commission  
December 12, 1974

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The Committee noted that it had been dealing with the matter of the role of the VCPC since July 11, 1974, and that eight of the present fourteen members of the VCPC would be changed in 1975, and that four members of Council would change and concluded that a decision and recommendations to Council should be made at this meeting.

The membership of the VCPC is comprised as follows: one Alderman, one member of the School Board, one Park Commissioner, nine representatives appointed by Council, two representatives appointed by the Commission.

The Commission noted that it had been dealing with the matter of the Vancouver City Planning Commission since July 11, 1974, and in view of the fact that the 1975 Council would change and that changes to the VCPC were inevitable, it was important that a decision be made.

(At this point in the meeting Alderman Hardwick left.)

It was,

RECOMMENDED,

THAT the recommendations as outlined on the report of the Vancouver City Planning Commission be received.

A representative of the Greater Vancouver Real Estate Board noted that a fresh approach for the Vancouver City Planning Commission was needed, and endorsed the recommendations as outlined in Alderman Massey's report.

The Committee considered and dealt with Alderman Massey's report as follows:

1. Size of Vancouver City Planning Commission

A representative of the VCPC advised that reducing the size of the present Commission would be acceptable so long as ad hoc committees, comprised of professional people, could be consulted when needed to ensure expert advice and guidance on particular matters.

RECOMMENDED,

THAT the Vancouver City Planning Commission be comprised of nine members with a quorum being five members.

2. Appointment to the Vancouver City Planning Commission

It was noted that having an elected representative on the Vancouver City Planning Commission was beneficial in that it provided a closer liaison between the different bodies. Also, the Commission could appoint a Chairman to appear before Council on a regular (monthly) basis to make presentations.

RECOMMENDED,

A. THAT no elected representative shall be a member of the Vancouver City Planning Commission, however, the Commission may invite an elected representative of the School Board, Park Board, Council, or any other organization, to attend their meetings.

B. THAT Council appoint a nominating committee chaired by the Mayor to solicit nominations and submit to Council a number of names greater than the number required for the VCPC.

Cont'd . . .

- C. THAT Council appoint seven members to the Vancouver City Planning Commission, the Commission, the Commission elect two additional members, and the VCPC elect its own Chairman every year.

3. Term of Office

RECOMMENDED,

- i. THAT the Vancouver City Planning Commission members be appointed for two year terms, with members not permitted to serve more than two consecutive terms.
- ii. THAT the initial appointment of the newly constituted Commission be in 1975 with four members being appointed for the full four year term and three for a one year term. Subsequently, all appointments would be for two-year terms.

4. Responsibilities of the Vancouver City Planning Commission

The Director of Planning noted that in the planning process it is imperative to have a continual link with the public, and that the VCPC, through meetings and exhibits was providing this link very effectively, and free of political or bureaucratic constraints. By doing this they bring to the public attention the policies, issues, etc., effecting the City.

RECOMMENDED,

THAT the responsibilities of the VCPC be as follows:

- a) To consider and report to Council on any proposed Zoning By-law or proposed amendment to a Zoning By-law before adoption by City Council.
- b) To bring to the attention of City Council any matter relating to planning and development of the city which, in the opinion of the Commission, merits action on the part of Council.
- c) To review existing policies in relation to the objectives they were intended to achieve, and to review the objectives themselves, but also to develop strategies for achieving such objectives.
- d) To review and discuss long term comprehensive planning issues.
- e) To periodically review zoning schedules and recommend ways of achieving City planning goals.
- f) To consider major projects or such other matters as Council may direct.
- g) To sponsor meetings for the purpose of exchanging opinions with the public on planning concepts.

5. Meetings

Representatives of the VCPC voiced opposition to "In Camera" meetings.

RECOMMENDED,

- A. THAT the Vancouver City Planning Commission be free to invite delegations and participants to appear before

Vancouver City Planning Commission  
December 12, 1974

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it, and all department heads, or other representatives, should be available to participate in VCPC meetings.

- B. THAT the Commission be required to meet at least eight times a year at the call of the Chairman.

6. Remuneration

During discussion of this matter the VCPC members stated that the receipt of an honourarium for members would not be necessary to induce participation.

7. Staffing

Representatives of the Vancouver City Planning Commission advised that the present staffing situation of an executive co-ordinator and secretarial staff, was very acceptable, and this system provided a position of independence and kept up the required liaison with other departments.

RECOMMENDED,

THAT the only permanent staff attached to the VCPC consist of an executive co-ordinator, and the necessary secretarial staff.

The meeting adjourned at approximately 2:42 p.m.

\* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 932-4

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REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

December 12, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, December 12, 1974, in No. 2 Committee Room, Third Floor, City Hall at approximately 2:30 p.m.

PRESENT: Alderman Bowers, Chairman  
Alderman Linnell, Harcourt, & Volrich

CLERK: Marilyn Clark

INFORMATION & RECOMMENDATION

1. Local Initiatives Program, 1974/75

On October 3, 1974, the Committee approved applications for 23 Local Initiatives Projects. The Committee had for its information and consideration this day, a report from the City Manager dated December 5, 1974 providing the current status of those applications. The following projects have been approved by the Job Creation Branch of Manpower and Immigration for funding. Those approved but reduced in size are denoted (\*\*\*).

<u>Accepted:</u>	<u>Value of Project</u>	<u>L.I.P. Share</u>	<u>City Share</u>
1. AX-1755-2 Ramp installation in curbed intersections	\$ 34,050	\$ 15,070	\$ 18,980
2. AX-1760-2 Housing Conversion Potential & Imports	\$ 11,520	\$ 8,220	\$ 3,300
3. AX-1761-0 Library Projects for the Homebound	\$ 16,716	\$ 14,248	\$ 2,468
4. AX-1762-8 Industrial/Plumbing File Review/Civic Building Plan Update	\$ 18,637	\$ 12,330	\$ 6,307
5. AX-1763-6 Transplan	\$ 21,586	\$ 19,180	\$ 2,406
6. AX-1764-4 Community Art Project ***	\$ 45,620	\$ 45,620	-
7. AX-1766-9 Lot Clean Up	\$ 38,054	\$ 17,810	\$ 20,244
8. AX-1765-1 Records Upgrade/M & R Data Collection	\$ 16,980	\$ 13,974	\$ 3,006
9. AX-1767-7 Lost Lagoon Bird Sanctuary - Stanley Park ***	\$ 48,440	\$ 28,496	\$ 19,944
10. AX-1769-3 Van Dusen Botanical Display Garden ***	\$ 16,927	\$ 10,686	\$ 6,241
11. AX-1771-9 East End Children's Adventure Playground	\$ 66,156	\$ 36,442	\$ 29,714
Totals	\$334,686	\$222,076	\$112,610

The Committee was requested further to consider an additional application on behalf of the Board of Parks & Recreation for an adventure-type playground at George Park in the vicinity of 63rd Avenue and Fraser Street.

The City Manager reported that an application for this development had already been submitted by a Mrs. J. Allan, a private citizen, without prior reference to the Park Board. It was approved by Job Creation Branch for \$12,330.00. Mrs. Allan was subsequently advised that, although in favor of this project, the Park Board must have control of work done on their own property and must pay Union wages for labour. The private application made no allowance for either of these factors.

Cont'd...

Standing Committee of Council on Finance & Administration .....2  
December 12, 1974

Cl. 1. Continued

Mrs. Allan suggested that the Park Board take over the management of the project; Job Creation has indicated a city re-submission would be considered favorably. A submission by the city, however, will require an additional \$9,396.00 of city funds to the current application to cover the differential between Union wages and basic L.I.P. payments.

The total cost of the George Park Adventure Playground is \$21,726.00; L.I.P. portion - \$12,330.00; City portion - \$9,396.00.

The Standing Committee on Finance and Administration was authorized on September 24, 1974 to make application for projects with the city's share of revenue budget funds to be limited up to \$150,000.00.

Your Committee,  
RESOLVED,

- a) THAT the report of the City Manager in regard to those Local Initiative Projects approved by the Job Creation Branch be received;
- b) THAT the City Engineer be authorized to make application for the George Park Adventure Playground;
- c) THAT an additional \$9,396.00 be approved as the City's share for this project.

and  
RECOMMENDS,

THAT City Council give formal confirmation to the above.

RECOMMENDATION

2. Templeton High School Indoor Pool Project

Your Committee received the following letter from the Board of Parks & Recreation in regard to this project. Commissioner May Brown and the Superintendent of Parks were in attendance to discuss this matter.

" The following bids for the project were opened in public at 4:00 p.m. on Monday, December 9, 1974. This is the second set of bids called for the pool. The first call for bids resulted in only one bid from Bird Construction Co. Ltd. in the amount of \$1,169,500 that was not accepted. Plans and specifications were revised and reduced and selected contractors were again requested to bid.

<u>Contractor</u>	<u>Without Training Pool</u>	<u>With Training Pool</u>
Rossi Construction	\$ 950,000	\$ 996,000
Ratcliffe Construction	1,021,880	1,064,542
Haebler Construction	1,031,500	1,076,400
Van Construction	1,031,856	1,076,766
Northern Construction	1,055,512	1,105,532
Key Contracting	1,056,789	1,105,695

The contract should include the training pool as the additional \$46,000 quoted by the low bidder to include the training pool is a good price for this most desirable additional facility.

It is therefore recommended:

...That City Council approve the awarding of a contract to the Rossi Construction Co. Ltd., in the amount of \$996,000 for the construction of the Templeton indoor pool...

Standing Committee of Council on Finance and Administration..... 3  
December 12, 1974

C1. 2 Continued

The low bid is good for only 15 days and expires on  
December 24, 1974.

The following are sources of funds and estimated  
expenditures:

Source of Funds

1971-75 Five Year Plan	\$ 480,000
Anticipated Provincial Government Grant	333,333
Balance of Vancouver Aquatic Centre Provincial Grant of \$333,333 - moved into the capital category subject to varying, approved by City Council on November 12, 1974	209,933
Templeton Park fieldhouse replacement - an amount of \$60,000 was approved by City Council on May 28, 1974, from the City's 1974 supplementary capital budget funds	60,000
Unallocated and reallocation of Park Board existing Five Year Plan development funds	<u>42,734</u>
TOTAL CAPITAL FUNDS NEEDED	\$ 1,120,000

Estimated Expenditures

Rossi Construction Co. Ltd.	\$ 996,000
Architects' fees	79,600
Soil and concrete testing	2,500
Landscaping	17,000
Furnishings and lockers and equipment	20,000
Contingency	<u>4,900</u>
TOTAL ESTIMATED EXPENDITURES	\$ 1,120,000

The foregoing will be recommended to the Board on  
Monday, December 16th. If the Board does not approve  
this, we will advise early on Tuesday, December 17th. "

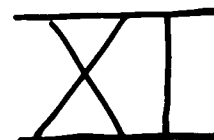
Your Committee,

RECOMMENDS,

- i) THAT Council approve the awarding of a contract to Rossi Construction Co. Ltd., in the amount of \$996,000.00 for the construction of the Templeton High School Indoor Pool;
- ii) THAT the training pool be included in the project with its use being monitored for the first 6 months of operation for report back to Council, with no further training pools to be approved in future projects until that report is before Council;
- iii) THAT the source of funds be as indicated in the foregoing letter from the Park Board.

The Committee adjourned at approximately 3:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 926

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON COMMUNITY DEVELOPMENT

December 12, 1974

A meeting of the Standing Committee of Council on Community Development was held in the No. 1 Committee Room, Third Floor, City Hall on Thursday, December 12, 1974 at approximately 3:30 p.m.

PRESENT: Alderman Volrich (Chairman)  
 Alderman Harcourt  
 Alderman Marzari  
 Alderman Rankin

CLERK: D. Bennett

Adoption of Minutes

The Minutes of the meeting held November 28, 1974 were adopted.

INFORMATION1. Street Vending Permit - Mr. Paul Calder

At the last meeting of the Committee Mr. Paul Calder's application for a street vending permit on the Granville Mall was referred to the City Engineer for report.

The City Engineer under date of December 9, 1974 advised that no further street vending permits are being issued at this time pending the submission of vending kiosk designs by Mr. Ron Bain, as the City Engineer's Department has decided that all applications over and above the 22 presently approved will be required to use one of Mr. Bain's designs. However, the City Engineer advised they are adopting a policy for approvals over and above the 22 presently authorized of one approval per applicant. He further advised that since they plan no further approvals until the kiosk designs are available it seems inappropriate to consider approving Mr. Calder's application in advance on the basis of using an old design when no other applicants will be given this advantage.

RESOLVED

THAT the report of the City Engineer dated December 9, 1974 be received.

RECOMMENDATIONS2. Neighbourhood Pub Application -  
961 Denman Street

Mr. V. G. Woodland, Deputy General Manager of the Liquor Administration Branch of the Department of the Attorney-General advised in a letter to the Chairman dated November 28, 1974 that the General Manager still considers a referendum necessary for the pub at 961 Denman Street because of the controversial nature of this location with the residents of the area. The General Manager has however, reduced the area in which a referendum may be held to a three block radius of the proposed establishment.

The City Clerk requires that confirmation of Council is required before this referendum can be held.

Clause #2 continued:

RECOMMENDED

THAT the application of Mr. Tom Hammond for a neighbourhood pub at 961 Denman Street be approved in principle subject to the City conducting a referendum of the residents and merchants in a three block area surrounding 961 Denman Street, the cost of such referendum to be borne by the applicant, Mr. Tom Hammond.

FURTHER THAT the applicant comply with all applicable City legislation.

3. Proposed Nelson Park Community Facility and Proposed Nelson Park Expansion

The City Manager under date of November 28, 1974 submitted for consideration a report of the Director of Planning (copy of which is circulated). The report dealt with the topic under the following headings:

- (a) Proposed Nelson Park Community Facility (Block 22)
  - (i) Background
  - (ii) Recommendation of the Technical Planning Board
- (b) Proposed Nelson Park Expansion (Blocks 22 and 23)
  - (i) Views of the Nelson Park Advisory Committee
  - (ii) Alternative Proposals
  - (iii) Need for Developed Local Park Space in the West End
  - (iv) Community Facilities and Housing
  - (v) Views of the West End Area Planners
- (c) Conclusions

The Director of Planning submitted the following for the consideration of the Committee:

- "(a) The October 11 recommendation of the Technical Planning Board concerning the School Board's proposed development on Block 22:
  - 'THAT as the Technical Planning Board considers the proposed development to be a reasonable one, it be recommended to the Civic Development Committee that they reconsider the guidelines, noting, however, that the Technical Planning Board does not support the provision of family accommodation above the fourth floor of the first playdeck.', and
- (b) THAT consideration be given to alternative proposals for the expansion of the existing Nelson Park to Blocks 22 and 23, involving the retention of some existing residential buildings on Block 23 for use as family dwelling units."

The Committee also had before it for consideration the Minutes of the Vancouver Heritage Advisory Committee dated November 4, 1974 wherein it was recommended:

" THAT the Vancouver Heritage Advisory Committee express its objection to the Nelson Park Project to the Civic Development Committee, the School Board and the Park Board, on the grounds that the scheme involves the destruction of the last remaining enclave of historic-



Standing Committee of Council . . . . . 3  
on Community Development  
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Clause #3 continued:

ally valuable old homes, including an entire street scape which the Committee feels should be retained;

AND THAT the Vancouver Heritage Advisory Committee urge that the project be redesigned with an approach which preserves the continuity of the historic character of the area, being mindful of the fact that more housing could be provided in the overall scheme by preserving and restoring the existing houses,"

and the following resolutions of Council dated October 29, 1974:

"THAT the Supervisor of Property and Insurance be instructed to undertake relocation of the residents of the Lorne Apartments and Minaki Lodge, and that he contact the B.C. Housing Management Commission for assistance with this relocation for report back to the Standing Committee on Housing on progress;

FURTHER THAT the City Manager be authorized to hire the needed staff to carry out this relocation and that the School Board be billed for the cost of this additional staff as well as any moving expenses incurred during this relocation."

Barbara Howard of the West End Planning Centre reviewed the City Manager's report dated November 28, 1974.

Commissioner May Brown of the Park Board advised that that Board has no funds to develop the Park Board recreational facility at the present time and particularly stressed that Council consider the development of Block 22 only now.

Mr. G. J. Jenvey, Chairman of the Nelson Park Advisory Committee, expressed the views of this Committee and spoke in support of the school and park facility that is proposed.

Mr. N. Jones, Architect, with the aid of a model and drawings, explained what is proposed for Blocks 22 and 23. The complex would consist of ten storeys of housing, an elementary school annex together with community service facilities and park recreation facilities. Up to the sixth storey is designated for families with young children (which would include the seventh storey) and the top three storeys would be designated for non-family housing. This complex will be built entirely upon Block 22.

Mr. Barry Downs and Mr. Harold Kalman representing the Vancouver Heritage Advisory Committee presented a brief dated December 12, 1974.

Mr. Hawthorne representing the Urban Design Panel advised that the Design Panel felt the proposed design is reasonably acceptable.

Dr. K. E. Mirhady, Trustee representing the School Board, spoke in favour of the proposed complex.

After a very lengthy discussion it was

**RECOMMENDED**

THAT the Committee recommends approval of the Scheme of development of Block 22 as presented by the Architects, Jones, Haave and Delgatty, including the ten storey height and the provision for 70 family units and 34 non-family units and that this recommendation shall in no way be construed as any commitment or approval to the development of Block 23 as proposed.

Cont'd . . .

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#### 4 Neighbourhood Improvement Program - 1975

The Committee had before it the City Manager's report dated December 4, 1974 wherein the Director of Planning reported as follows:

##### " BACKGROUND

In 1973 C.M.H.C. and the Provincial Government announced the Neighbourhood Improvement and Residential Rehabilitation Assistance Programs. In 1974, Council upon recommendation of the Planning Department, approved Neighbourhood Improvement Programs for Kitsilano and part of Cedar Cottage communities. The Planning Department's report 'Neighbourhood Improvement in Vancouver' of February 1974 was approved by Council on February 19, 1974. This report identified Grandview/Woodlands, Hastings Sunrise, Mount Pleasant, Fairview, Kitsilano, Riley Park and Cedar Cottage/Kensington as being eligible neighbourhoods under the provisions of the National Housing Act. In addition, Downtown East Side was noted as an area of low income, poor building conditions and lacking in community facilities. In November 1974 Council gave final approval to a concept plan for Cedar Cottage and Kitsilano. These concept plans have been forwarded to the senior levels of government for their approval.

In the last few months considerable discussion has taken place with staff members and Council and various organizations with respect to the Neighbourhood Improvement areas for 1975.

##### CRITERIA FOR SELECTION OF NEIGHBOURHOOD IMPROVEMENT PROGRAMS

The Planning Department feels that, as a general rule, these Neighbourhood Improvement Programs should be initiated in the areas where Local Area Planning programs have been undertaken and policy plans have been prepared. N.I.P. funds are provided on the basis that citizens have been involved in planning and the selection of projects. In essence, the Neighbourhood Improvement Program is a logical implementation aid to policy developed through Local Area Planning program.

In 1974 primarily because of the late announcement of the funds allotted by the Province to Neighbourhood Improvement Programs, Cedar Cottage and Kitsilano were selected. One reason for this selection was that the Department had developed some local knowledge of these communities and an approved Area Planning Program had been initiated in Kitsilano. The planning of both these programs has proceeded well, notwithstanding their late start. It would have been preferable had the Neighbourhood Improvement Program been initiated after an area plan for Kitsilano had been prepared and Neighbourhood Improvement moneys could be used for implementation on some of the projects and programs arising out of the plan. In Cedar Cottage the planning has had to be broadened in order to select appropriate projects within the boundaries of the Neighbourhood Improvement Program area.

In 1975 we are confronted with the fact that again we do not have sufficient lead time. Local Area Planning programs have not been initiated; and where they have been initiated conclusions have not been arrived at in terms of policy and plans.

The establishment of Local Area Planning programs in 1975 will give sufficient lead time in planning to better direct the use of a Neighbourhood Improvement Program in 1976 in the same area.

It is suggested that Council be urged to request funds for the priority areas and submit this request to the senior levels of government very soon to establish a claim on the funding for 1975 program. It is suggested that the request be for \$3.9 million (\$2.6 million Federal and \$1.3 million Provincial). It is also suggested that, at the same time, a request be made for \$300,000 (\$200,000 Federal and \$100,000 Provincial) towards the net cost of the Site Clearance Program. Reference is made to the Information Report on this program, submitted concurrently with this report.

Cont'd . . .

Clause #4 continued:

It should be noted that the City's share of the cost of a Neighbourhood Improvement Program cannot be estimated at this stage as some elements receive senior government contributions at the rate of 50% Federal and 25% Provincial, while others receive contributions at the rate of 25% Federal and 12½% Provincial. However, experience to date in the current programs (Kitsilano and Cedar Cottage) is that the costs will be predominantly in the 50% Federal and 25% Provincial category, with the City's share therefore being only slightly over 25%.

In the Site Clearance Program the contributions are 25% Federal and 12½% Provincial, with the City's share, therefore, 62½%. The cost sharing for property acquisition in this program is on a net basis (i.e. costs, less market value of the cleared land).

It is considered, therefore, that the City should be prepared to allocate up to \$2,000,000 as its share of the costs of Neighbourhood Improvement Programs and the Site Clearance Program in 1975. This is based on an allowance of \$1,500,000 for the Neighbourhood Improvement Program (slightly over 25%) and \$500,000 (62½%) for the net cost of the Site Clearance Program. The estimated City's share of the costs of Neighbourhood Improvement Programs initiated in 1974 is \$770,710.

It should be noted that if Council give approval to these proposals, and they are endorsed by the senior levels of government, staff will be required to initiate and develop these programs. Costs of staff working on Neighbourhood Improvement Programs are shareable, with the Federal contribution being 50% and the Provincial contribution being 25%.

In a report to City Council requesting staff to service the existing programs, Council have been asked to authorize the hiring of staff for programs in Mount Pleasant, Downtown East Side and Marpole & Grandview.

Not all of the Neighbourhood Improvement Program priority areas would be covered by these areas. It is suggested, therefore, that the Committee recommends authorization to staff two Neighbourhood Improvement Programs for 1975.

In anticipation that approval will be given to the Neighbourhood Improvement Program by the senior levels of government, it is suggested that the Committee may wish to invite briefs from citizen groups from those Neighbourhood Improvement Program priority areas noted in this report.

RECOMMENDATIONS:

- 1) That the senior levels of government be requested to contribute \$3.9 million (Federal \$2.6 million and Provincial \$1.3 million) for Neighbourhood Improvement Programs for 1975 in those priority areas outlined in this report.
- 2) The senior levels of government be requested to set aside \$300,000 towards the net cost of the Site Clearance Program (\$200,000 Federal, \$100,000 Provincial) in 1975.
- 3) The City's portion be provided out of Urban Renewal Funds. This is presently estimated at \$2,000,000, on the basis of \$1,500,000 for the Neighbourhood Improvement Program and \$500,000 for the Site Clearance Program.
- 4) Briefs be invited from the priority communities noted in this report.
- 5) The Director of Planning report back in January 1975 on the appropriate communities for Neighbourhood Improvement Program for 1975.
- 6) Authorization be given to staff Neighbourhood Improvement Programs in 1975. The details on staff requirements, space requirements and budget would be reported on following approval of funding by the senior levels of government."

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Clause #4 continued:

COMMENTS OF THE DIRECTOR OF FINANCE

Council earlier this year allocated \$1,000,000 of Urban Renewal funds (from previous Five Year Plans) to the Neighbourhood Improvement Program. During consideration of the 1976-80 Five Year Plan Council agreed by implication that \$2,480,000 of the remaining \$2,600,000 of unfinanced Urban Renewal borrowing authority would be reserved for NIP during the next few years. There is at this time no other source of funds in sight for the City share of NIP.

The 1974 program used approximately \$770,000 out of the first \$1,000,000. The proposals in this report would allocate \$2,000,000 out of the \$2,480,000 of Urban Renewal funds, leaving at best \$710,000 for the City share of NIP in all future years.

It would seem to me that a \$6,200,000 (Federal-Provincial-City shares total) NIP proposal for 1975 is excessively large and probably beyond the capacity of the City to accomplish in a short period of time. It also severely restricts the City's capacity to participate in the program for 1976 and beyond.

The City Manager RECOMMENDS that the Committee discuss with staff the desirability of scaling down the size of the project and when the amounts are determined, RECOMMENDS that the recommendations of the Director of Planning, adjusted as to amounts if necessary, be approved."

The Committee also had before it a report of the City Manager dated December 4, 1974 entitled 'Site Clearance Program' wherein the Director of Planning reported as follows:

"Following the meeting on October 24, 1974 of the Mayor and the Chairman of the Standing Committee on Housing with the Minister of State for Urban Affairs and with C.M.H.C. officials in Ottawa, information on this program has been requested. It is understood that C.M.H.C. officials suggested this program might be useful in Vancouver.

The brief analysis now submitted is based on information material provided by Central Mortgage and Housing Corporation, discussion with local C.M.H.C. officials, and a seminar for municipal and provincial staffs, convened by C.M.H.C. in February, 1974. At this seminar, it was noted that, generally, this program was not seen as applicable in urban areas such as Vancouver. Administratively, the program falls within Part III.1 (Neighbourhood Improvement Program) of the National Housing Act.

1. Objectives

The objectives of this program generally are to improve living conditions in residential areas inhabited by individuals and families of low income through selective clearance of substandard residential buildings and non-residential buildings that are being used for a purpose inconsistent with the general character of the area. The assistance from C.M.H.C. is intended to accomplish clearance of such substandard uses without requiring the same procedures as in a Neighbourhood Improvement Program. A further objective is stated as being a means of assisting local efforts to enforce minimum standards for existing housing on a municipal-wide basis.

2. Eligibility

The requirements for eligibility are written into the Annual Agreement between C.M.H.C. and the Province. Basically, they are:

- (a) For land and residential buildings, they must:
  - (i) be located outside Neighbourhood Improvement areas;
  - (ii) not meet minimum housing standards;

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Clause #4 continued:

- (iii) be beyond the state in which they can be economically rehabilitated.
- (b) With regard to land and buildings other than residential buildings, they are required to be:
  - (i) outside Neighbourhood Improvement areas;
  - (ii) located in a predominantly residential area inhabited mainly by individuals or families of low income;
  - (iii) used for a purpose that is inconsistent with the general character of the area,

provided that the land will be used, after acquisition and clearance, for housing or recreation or social facilities.

3. Other Requirements

- (a) The municipality is required to provide satisfactory procedures for:
  - (i) control of occupancy and maintenance (minimum housing standards);
  - (ii) relocation of individuals and families displaced, to other accommodation within their means.
- (b) The cost of acquisition of land and demolition of buildings shall not exceed \$500,000.
- (c) The program is not intended to be used as a means of assembling land for redevelopment.
- (d) C.M.H.C. contribution towards cost of the program is provided from the amount allocated to the municipality for the Neighbourhood Improvement Program, and therefore proposals for its use will have to be balanced against needs of Neighbourhood Improvement Programs.

4. Scope of Senior Government Assistance

Senior government contributions at the rate of 25% from C.M.H.C. and 12½% from the Province can be applied to:

- (a) relocating people who have been dispossessed;
- (b) acquiring or demolishing buildings less the market value of the land after acquisition or demolition of the buildings, as determined by the C.M.H.C.

C.M.H.C. will provide loans to municipalities for up to 75% of the municipal share of program costs.

5. Possible Application in the City

As there are likely to be locations outside of Neighbourhood Improvement areas where this aid could be used, it would be appropriate for possibilities to be examined and approximate estimates made of costs involved.

The City, when allocating funds to neighbourhoods selected for 1975, could indicate it wished set aside an amount for the Site Clearance Program. If it was later found that all or part of this amount was not needed, the funds could be returned to the designated Neighbourhood Improvement Programs for that year."

The City Manager submits the report of the Director of Planning for the information of the Standing Committee on Community Development.

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Clause #4 continued:

After considerable discussion it was

RECOMMENDED

THAT

- (a) The senior levels of government be requested to contribute \$3 million (Federal - \$2 million and Provincial - \$1 million) for Neighbourhood Improvement Programs for 1975 in those priority areas outlined in this report.
- (b) The senior levels of government be requested to set aside \$120,000 towards the net cost of Site Clearance Program (\$80,000 - Federal, \$40,000 - Provincial) in 1975.
- (c) The City's portion be provided out of Urban Renewal Funds. This is presently estimated at \$1.3 million on the basis of \$1.1 million for the Neighbourhood Improvement Programs and \$200,000 for the Site Clearance Program.  
  
(A tie vote having resulted, the next four recommendations are submitted for Council's consideration.)
- (d) Briefs be invited from the priority communities noted in this report.
- (e) The Director of Planning report back in January, 1975 on the appropriate communities for Neighbourhood Improvement Programs for 1975.
- (f) Authorization be given to staff Neighbourhood Improvement Programs in 1975 in Mount Pleasant and the Downtown Eastside. The details on staff requirements, space requirements and budget would be reported on following approval of funding by the senior levels of government.
- (g) The Committee review the existing briefs from the priority areas with the community groups involved.

FURTHER RECOMMENDED

THAT the Director of Planning be instructed to report to Council as to how to rezone the Downtown Eastside in order to preserve and increase the housing stock in the area.

(Alderman Volrich is recorded as being opposed to this recommendation.)

FURTHER RECOMMENDED

THAT the report of the City Manager entitled 'Site Clearance Program', dated December 4, 1974, be received.

4B. Neighbourhood Improvement Program

The Director of Social Planning submitted a memorandum dated December 12, 1974 on working arrangements between the Planning and Social Planning Departments with respect to monies allocated for NIP expenditures. It was

RECOMMENDED

THAT the Director of Social Planning and the Director of Planning report back to the Committee on a co-operative working arrangement between Planning and Social Planning for dealing with suggested NIP expenditures in 1975 designated for social facilities and buildings.

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(Alderman Harcourt left at 5:15 p.m. prior to the next item.)

5. Kitsilano Area Planning Program - Progress Report #2

The Committee had before it for consideration a report of the Director of Planning dated November 13, 1974 (copy of which is circulated) which dealt with the Kitsilano Area Planning Program under the following headings:

- (A) Kitsilano Area Resident Survey
- (B) Kitsilano Goals Program
- (C) Neighbourhood Improvement Program - Concept Plan
- (D) West Broadway Community Improvement Program
- (E) Area Planning Process
- (F) Kitsilano Planning Committee

Attached to the report were the basic goals for the Kitsilano community and 18 goals set out under the following headings:

- (a) Kitsilano Should Grow to Reach a Reasonable and Optimum Population Which Will Maintain the Positive Aspects of the Area
- (b) A Diversity of People in Kitsilano Should be Maintained
- (c) Diversity Should be Encouraged Within the Neighbourhoods of Kitsilano
- (d) Allow a Greater Diversity of Building Types
- (e) Old Homes That Are Capable of Providing Sound Housing Should be Retained Wherever Possible
- (f) Commercial Development Should be in Scale With the Community
- (g) Explore Alternatives to the Present Method of Controlling Development and Design
- (h) Efforts Should be Made to Make Kitsilano More Attractive
- (i) Reduce Noise Levels
- (j) Outdoor Common Space in the Form of Small Parks and Play-Grounds Should be Within Walking Distance of Everyone
- (k) Public Use of the Kitsilano Waterfront Should be Insured
- (l) Residents Should Have the Opportunity to Remain in the Area as it Changes
- (m) Continue to Provide Opportunities for Resident Involvement in the Planning of Kitsilano
- (n) Co-ordinate Social Service Planning and the Physical Planning Process
- (o) Promote Public Transit in the Area
- (p) Through Traffic Should be Discouraged From Using Residential Streets - Roads and Transit Facilities Should be Designed to Have the Least Detrimental Effect on the Community

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Clause #5 continued:

- (q) Solve the Problems Caused by Heavy On-Street Parking in Residential Areas
- (r) A Dual Approach Will be Adopted in Dealing With Community Facilities by Centralizing Some and Decentralizing Others

Also attached to the report was a booklet entitled "Kitsilano Attitudes and Needs Survey" dated October, 1974.

Mr. Dan Janczewski briefly reviewed the report and it was

RECOMMENDED

- (a) THAT the Kitsilano Resident Survey and this report be received for information.
- (b) THAT the Kitsilano Goals be endorsed as general policy for the area.
- (c) THAT the booklet by the City Planning Department dated October, 1974, entitled 'Kitsilano Attitudes and Needs Survey' be received.

6. Street Vending Permit - Mr. Danny Dahan

Mr. Danny Dahan appeared before the Committee and complained that from information he had received from the Engineering Department he believed that he would be given a permit to operate a kiosk on the mall or on the streets of Vancouver and with this in mind he had purchased insurance which had cost him \$75.00. He stated that he has built three kiosks at considerable expense believing that a permit would be given to him.

Mr. Ken Dobell, Assistant City Engineer, stated he believed Mr. Dahan had misunderstood their remarks and in no way had they intended to give the impression that Mr. Dahan would receive a permit at this time to operate a kiosk.

After discussion it was

RECOMMENDED

THAT Mr. Dahan be given a permit to operate a kiosk on a site on the Granville Mall and another permit to operate a kiosk in Gastown.

(Alderman Volrich is recorded as voting against this recommendation.)

The meeting adjourned at approximately 5:50 p.m.

\* \* \* \* \*



REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON CIVIC DEVELOPMENT

December 12, 1974

XII

A meeting of the Standing Committee of Council on Civic Development was held on Thursday, December 12, 1974 at approximately 3:30 p.m. in the No. 2 Committee Room, third floor, City Hall.

PRESENT: Alderman Hardwick (Chairman)  
Aldermen Bowers, Massey and Pendakur

CLERK: G. Barden

RECOMMENDATION

1. Proposed Office and Commercial Development,  
1300 Alberni Street

The Committee had for consideration a report dated December 5, 1974 from the Director of Planning and Director of Social Planning assessing the feasibility of including a live theatre and day care centre in the proposed project. Both officials agreed the proposed facilities would serve a well-established demand.

Mr. Hanson, Architect, submitted a letter dated December 12, 1974 on behalf of Adams' Properties Ltd. that made the following proposal:

"Adams Properties Ltd are prepared to offer the daycare and theatre facilities to the City of Vancouver, fully furnished and ready for operation (turnkey), which entails a total area presently estimated at 7,000 gross square feet of enclosed building space and a total cost of \$350,000, for the consideration that the City will permit us to erect an equivalent area of commercial space in the development which will be in addition to our allowable floor space ratio of 5."

Mr. Adams stated they would not normally include these facilities in their development, however, they would agree to provide them if they were reasonably compensated. He suggested that they could achieve a floor space ratio of 5.0 from bonuses for provision of plazas etc. under a normal development permit, and therefore suggested that they be allowed additional floor space equal to that required for the theatre and day care.

Following further discussion, it was

RECOMMENDED

- (i) THAT Council approve in principle the provision of these socially desirable facilities in this development;
- (ii) THAT the offer be accepted and referred to City officials to work out methods of implementation, subject to any legal constraints.

(Alderman Bowers is recorded as being opposed.)

2. Central Broadway Urban Design Study

The Committee had for consideration a report dated November 27, 1974 from the Director of Planning on guidelines for preparation of terms of reference for the Central Broadway Urban Design Study. These guidelines outline a procedure which will enable interested consultants to participate in the formulation of more detailed terms of reference. Following further discussion, it was

cont'd ....

Clause No. 2 (cont'd)

RECOMMENDED

- (i) THAT the attached "Guidelines for the Preparation of Terms of Reference for the Central Broadway Urban Design Study" be approved as the basis for the formulation of detailed terms of reference to be drawn up by the Director of Planning;
- (ii) THAT funds be made available to the Director of Planning in advance of the 1975 budget in order to appoint a consultant to undertake an Urban Study of the Central Broadway area, the Director of Planning to report back to the Committee on costs.

3. Rezoning Central Broadway Area

On October 31, 1974, the Committee requested the Director of Planning to investigate the rezoning of the following areas to C-3A and incorporate these into his report on the rezoning of Central Broadway:

- (a) Granville Street, north of 6th Avenue to the Granville Bridge ramps;
- (b) the Industrial area from the lane south of Broadway to 12th Avenue, and from Vine to Maple Streets.

The Director of Planning in a report dated November 7, 1974, advised as follows:

"The area north of 6th Avenue on Granville Street consists of retail establishments on the west side and parking on the east side, and is a logical extension to the Granville commercial strip. We, therefore, concur that the area should be included in the proposed area for rezoning to ensure conformity of uses along Granville Street. We do not, however, recommend that the area be extended past the lanes east and west of Granville, north of 7th Avenue, since this area consists largely of wholesale establishments which extend with other light industrial uses north to 1st Avenue. Consequently, the area bounded by 6th and 7th Avenues, between Fir Street and the lane west of Granville Street has been deleted from the area recommended for C-3A zoning in the report to the Civic Development Committee.

The Industrial area, extending from the lane south of Broadway to 12th Avenue and from Vine to Maple Streets, contains predominantly manufacturing and transport/storage industries. Recent development in the area has included three office buildings and small auto-oriented sales and repair facilities. The future of the area is unclear at this time due to uncertainty with respect to use of the rail line, and the possibility of a rapid transit station in the immediate vicinity. While it is recognized that the maximum allowable floor space ratio of 5.0 is not appropriate for this area, this is also true for many of the other industrially zoned areas in the city. We, therefore, recommend that the area remain M-2 at this time, and that the Director of Planning study and report back on a revised zoning schedule for the industrial zoned areas of the City."

Following discussion, it was

RECOMMENDED

- (i) THAT the proposed C-3A zoning be extended to include Granville Street, north of 6th Avenue to the Granville Bridge ramps, but exclude the area bounded by 6th and 7th Avenues, between Fir Street and the lane west of Granville Street;
- (ii) THAT the industrial area from the lane south of Broadway to 12th Avenue and from Vine to Maple Streets remain M-2;

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Clause No. 3 (cont'd)

- (iii) THAT the Director of Planning report back to the Committee on a revised zoning schedule for the industrial zoned areas of the City.
- (iv) THAT the area known as Lot 2, Block 116, D.L. 301, Plan 10979, site of the Biltmore Hotel, corner of Kingsway and 12th Avenue, be rezoned from C-3A to C-2

4. West End Traffic Scheme - Phase II

The Committee considered a letter dated December 4, 1974 from the Greater Vancouver Taxi Driver Employees Association and a West End barrier survey carried out by the Taxi Driver Association, of service industries in the West End. Also before the Committee was a report dated July 18, 1974 from the City Engineer on the West End Traffic Scheme - Phase II, adopted by Council on July 23, 1974.

The Committee discussed the reports and the City Engineer suggested five alternatives for the consideration of the Committee as follows:

- (a) Proceed as originally scheduled by installing barriers early in 1975.
- (b) Take no action until the barriers already installed west of Denman can be assessed following one year of operation. These barriers have eliminated the majority of their traffic problems and this may be all that is required.
- (c) Select one or two barriers to be installed in localities the Committee feels may be beneficial, recognizing that this will not achieve guideline #8, i.e. to limit local traffic.
- (d) Consider the possibility of extensive stop-signing. The Engineering Department felt this would be inferior to the barricades at limiting traffic and a nuisance to local residents.
- (e) In view of the absence of a clear majority support for the barrier scheme and complaints of West End commercial services, the Committee consider whether it is still necessary to implement guideline #8.

Following further discussion, it was

RECOMMENDED

- (i) THAT the City Engineer prepare a report reference for Council including all alternatives suggested and no action be taken in the meantime;
- (ii) THAT the report from Mr. Minichiello, President of the Greater Vancouver Taxi Driver Employees' Association be received with thanks.

5. False Creek - Area 1

The Committee had for consideration a report dated December, 1974 entitled "False Creek - Area 1" (circulated) prepared by the Planning Department. The report projects the future of Area 1 and recommends a course of action with regard to the recent development permit application by Commercial Illustrators Ltd. as follows:

"A development permit application # 63214 was originally received by the City for a "warehouse" addition to existing structures, owned and operated by Commercial Illustrators Ltd. This was refused as a non-conforming use within the False Creek Comprehensive Development District. Subsequent discussions proved

cont'd ....

Clause No. 5 (cont'd)

that the proposed use was, in fact, a photographic studio. A new development permit # 68655 was filed on November 20, 1974 to that effect.

Commercial Illustrators is situated in space that should ultimately be devoted to public use. Area 1 will be vitally important as a circulation interchange within a ten-year period, and this development should not be permitted if it will hinder that end result. In addition, active public uses are proposed for the waterfront lands that would be hampered by long-term commercial uses.■

After further discussion, it was

RECOMMENDED

- (i) THAT the City Council accept the general conclusions of this report and that after discussion with the affected **property** owners, an area development plan be drawn up for consideration at a Public Hearing early in 1975;
- (ii) THAT, in the interim, the City approve no new uses of the waterfront land to Beach Avenue;
- (iii) THAT the area bounded by Pacific, Granville, Beach and Burrard Streets be rezoned from CM-1 to FCCDD;
- (iv) THAT it be recommended to the Director of Planning that the development permit be approved subject to there being no sewer and water installation;
- (v) THAT this not be taken as a precedent for other applications under the FCCDD zoning.

6. Vancouver Heritage Advisory Committee

The Committee had for consideration the Minutes of the Vancouver Heritage Advisory Committee dated November 4, 1974 outlining recommendations in connection with the following four structures:

- (a) Warehouse - 1230 Hamilton Street

RECOMMENDED THAT City Council instruct the City Building Inspector to do everything possible to permit the Warehouse at 1230 Hamilton Street to be repaired to its original exterior condition.

- (b) 1039 Richards Street

RECOMMENDED THAT the demolition of 1039 Richards Street, without a demolition permit, be referred to City Council with a recommendation from the Vancouver Heritage Advisory Committee that the persons responsible for this demolition be prosecuted.

- (c) Houses at 413-415 Davie Street

RECOMMENDED THAT it not express opposition to the demolition of these two houses.

- (d) 1241 Homer Street

RESOLVED THAT members of the Vancouver Heritage Advisory Committee study this building and discuss it at its next meeting prior to advising the Downtown Planning Team of its reaction.

Following discussion, it was

cont'd ....

Clause No. 6 (cont'd)

RECOMMENDED

- (i) THAT recommendations (a), (c) and (d) be received;
- (ii) THAT the Director of Permits & Licenses launch a prosecution against the owner of the building demolished at 1039 Richards Street and the owner be notified of the apparent violation of the By-law.

7. West End Planning Programme -  
Staff and Office Requirements

The Committee had for consideration a report dated December 6, 1974 from the Director of Planning on staff and office requirements for the West End Planning Programme, and a memo from the Director of Planning giving further details on office requirements.

The Director of Planning in his report advised the West End Planning Programme requires a 50% involvement of the senior Planner (J. Coates) and the full time involvement of the Area Planner (B. Howard). At the same time, it is considered necessary that the temporary half-time planner position (M. Cristall) be extended for a six month period.

The City's lease on the West End Planning Centre at 1725 Davie expires December 31, 1974 and the City does not wish to renew the lease. It was suggested that alternate accommodation of approximately 600 sq.ft. should be obtained. The existing premises included 1200 sq.ft., the reduced need for office space is proportionate to reduction of staff. It was stressed that it would be desirable for the West End Planning Team to be permanently located in the West End so that the public would become familiar with the location and be able to drop in.

The Committee discussed alternate office space at 1725 Davie, St. Andrews Wesley United Church, 456 West Broadway and other possible West End locations.

The Director of Planning made the following recommendations:

- a. THAT the existing Senior Planner and Area Planner continue their present involvement in implementation of West End projects.
- b. THAT Council approve the creation of a half time planner I position temporary to June 30th, 1975, in order to extend the services of the existing staff member.
- c. THAT Council approve an expenditure not to exceed \$300 to cover the cost of moving office furnishings located at the existing West End Planning Centre.
- d. THAT Council instruct the Supervisor of Property & Insurance to negotiate a lease of a minimum of 600 sq.ft. of office space at 456 West Broadway to accommodate West End Planning Staff, adjacent to existing space occupied by the Downtown Planning Team.

This arrangement would operate in conjunction with a shared part-time office at the City's Robson Street Services Centre subject to conditions to be approved by the City Manager."

After discussion, it was

RECOMMENDED

- (i) THAT recommendations b and c of the Director of Planning's report be approved.

cont'd ....

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December 12, 1974

Clause No. 7 (cont'd)

- (ii) THAT recommendation a be received for information as assign-  
ment of staff is the responsibility of the Director of  
Planning;
- (iii) THAT relocation of the Area Planner and the Temporary  
position be determined by the City Manager.

8. Model of Downtown Peninsula  
(Excluding Stanley Park)

The Committee had for consideration a report dated December 10,  
1974 from the Director of Planning on this matter. It was

RECOMMENDED

THAT the matter be referred to the appropriate Standing Committee  
of the 1975 Council.

INFORMATION

9. Analysis of Proposed Zoning Regulations

The Committee had for consideration a report dated November 13,  
1974 prepared by Western Realesearch Corp. Ltd. giving a brief  
analysis of the proposed downtown zoning regulations as contained  
on pages 104-111 in "Report for Discussion", completed by the  
Downtown Study Team, September, 1974. Following discussion, it  
was

RESOLVED

THAT the report be referred to the Downtown Planning Team  
for consideration in preparation of the By-law.

10. Citizens Committee on Langara - Appointment

The Committee noted a letter dated November 8, 1974 from the  
Citizens Committee on Langara advising that they passed a motion on  
November 5, 1974 recommending appointment of Mr. W.C. Morgan to  
replace Mr. Greig Marotte on the Committee.

The Committee noted that the Citizens Committee on Langara  
should be disbanded at the Public Hearing on this matter as the  
duties entrusted to it would have been discharged at that time.  
After further discussion, it was

RESOLVED

THAT no action be taken on the recommendation of the Citizens  
Committee on Langara.

The meeting adjourned at approximately 6:00 p.m.